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Thursday, June 02, 2005

Possible road relocation stalls subdivision approval

BY KATHRYN BASSETT

AUBURN — Questions on the potential relocation of C.R. 60 caused the DeKalb County Plan Commission to continue Wednesday night's hearing on a proposed eight-lot residential subdivision.

Merlin and Lori Ehmke have requested approval of a subdivision plat for Silverado Section IV on about 61 acres at the northwest corner of C.R. 60 and C.R. 29. The Plan Commission will revisit the request July 20.

During Wednesday's hearing, questions arose on the projected northerly relocation of C.R. 60, as set out on the county's thoroughfare plan.

The Ehmkes' attorney, Don Stuckey, said his clients would not be willing to donate the land for the projected C.R. 60 without compensation. He said the projected route would be shown on the plan, but would not be platted as part of the development.

If the road were relocated, the driveways of six lots would be significantly affected, according to a letter submitted by the DeKalb County Highway Department.

Plan Commission attorney David Kruse said the commission could not force developers to install driveways off a road that does not yet exist.

At the suggestion of Kruse and DeKalb County zoning administrator Sally Rowe, the Plan Commission agreed more research into the matter was necessary.

During the hearing, the Plan Commission heard concerns from the DeKalb County Airport and the DeKalb County Aviation Board.

The proposed development lies off the end of the airport's crosswind runway. Aviation board treasurer Brad Stump said the Ehmkes have complied with lot size and density requests of the airport. He asked for reassurances that these lot sizes would be maintained.



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He asked that ponds on the development be kept dry so as not to attract wildlife that could pose a hazard to aircraft.

Stump also requested that developers inform prospective lot owners of the airport's proximity and associated noise levels.

Stump and airport manager Russ Couchman said they fear residents in the new development could complain about the airport and noise in the future.

Stuckey said the airport's noise zone is noted on the plat and said buyers could be informed of the airport's proximity.

"If there's something further we can do to inform prospective purchasers, we are willing to listen," Stuckey added.

Last week the Plan Commission heard similar concerns from Stump and Couchman on the proposed 64-lot Diamond Lake Estates subdivision south of the airport.

The Plan Commission continued that hearing, requesting that developers Stuart M. and Tamra S. Stier present a plan for controlling geese on ponds at the site.

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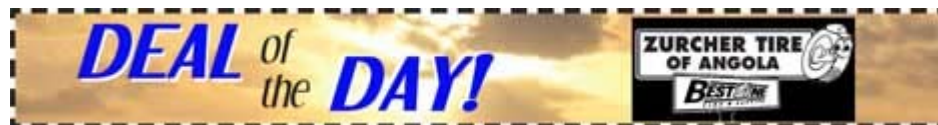
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