

## **PLAN COMMISSION**

January 11, 2021

### **REGULAR MEETING**

#### **ROLL CALL**

The meeting was called to order at 7:00p.m. and the assemblage was invited to stand and recite the Pledge of Allegiance. President John Marshall asked for the roll call to be conducted. Members in attendance and absent are listed below:

#### **Members Present:**

President John Marshall, Vice President Daniel Rohaley, Michael Conquest, Laura Sauerman, Chad Jeffries, Scott Evorik, Richard Day

#### **Members Absent: None**

#### **Staff Present:**

Commission Attorney Joe Irak, Executive Secretary Anthony Schlueter

#### **APPROVAL OF MINUTES**

President Marshall asked the Commission to approve the December 14, 2020 meeting notes. Laura Sauerman motioned to approve the December 14<sup>th</sup> meeting minutes as presented. Scott Evorik seconded the motion. A roll call vote was taken, by a vote of 7 Yeas, 0 Nays, 0 Abstentions, the motion unanimously passed, and the meeting notes are now official record of the body.

#### **Plan Commission Officer Elections took place.**

Michael Conquest nominated John Marshall as President; Chad Jeffries seconded the nomination. With no other nominations, Laura Sauerman motioned to close nominations, Chad Jeffries seconded the motion, and the nominations were closed. A roll call vote was taken, by a vote of 6 Yeas, 0 Nays, 0 Abstentions, John Marshall was elected as the President.

Evorik nominated Dan Rohaley as Vice-President, Sauerman seconded the motion. Sauerman motioned to close nominations, Jeffries seconded the motion, and the nominations were closed. A roll call vote was taken, by a vote of 6 Yeas, 0 Nays, 0 Abstentions, Daniel Rohaley was elected as the Vice President.

Rohaley nominated Anthony Schlueter as Executive Secretary, Evorik seconded the nomination. With no other nominations, Rohaley motioned to close nominations, Jeffries seconded the motion, and the nominations were closed. A roll call vote was taken, by a vote of 6 Yeas, 0 Nays, 0 Abstentions, Anthony Schlueter was elected as the Executive Secretary.

Marshall informed the Board and the Public that the Special Meeting for the updated code would be deferred to a later date. Marshall stated Schlueter would be in touch with everyone regarding the date and time for the Special Meeting.

Irak recommended a motion to defer the discussion on the updates on the code. Rohaley motioned to defer the discussion on the code updates. Sauerman seconded the motion. A roll call vote was taken, by a vote of 7 Yeas, 0 Nays, 0 Abstentions, the motion unanimously passed and the discussion on the code updates was deferred.

### **OLD BUSINESS**

None

### **NEW BUSINESS**

#### **21-01 Susan Kraft, Petitioner/Owner**

**Request:** Primary Subdivision

**Purpose:** Oliver Wheeler's Cathedral Woods

**Location:** 11610-11656 Delaware Street

Marshall informed the Board and the public that Petition #21-01 would need to be deferred to allow time to properly advertise.

Marshall entertained a motion. Jeffries motioned to defer Petition # 21-01 to the next meeting. Sauerman seconded the motion. With no further discussion, Marshall called for roll call. With a roll call vote of 7 Ayes, 0 Nays, and 0 Abstentions, Petition #21-01 was deferred for 30 days.

#### **21-02 Joe Gambriel, Petitioner/Indiana Business Center, LLC, Owner**

**Request:** Site Development

**Purpose:** Office Warehouse Building

**Location:** 133 North Indiana Avenue

Joe Gambriel, 133 N Indiana Ave., came before the Board and provided an overview of the petition. Gambriel stated the variance for the front yard setback matches the existing building. Gambriel provided a rendering of the proposed design and materials. Gambriel stated the proposed building materials and color will match the existing building. Gambriel detailed the fencing and the landscaping buffer.

Schlueter reported on the location, zoning, and history of approvals. Schlueter reported the petition does meet all site requirements. Schlueter reported there are concerns with an all-metal building along Indiana Ave. Schlueter reported that if the Board agrees the design and materials are compatible with other approved buildings in the area the petition recommended approval subject to all Engineering findings.

Rohaley stated he feels the proposed building is compatible with surrounding buildings and feels Gambрил has been an excellent corporate citizen for many many years. Rohaley stated the quality and maintenance of Gambрил's existing building is excellent. Rohaley stated if they could come up with some screening for Indiana Ave. this project would be a homerun.

Sauerman agreed with Rohaley. Sauerman stated she appreciated that Gambрил listened to what the Board asked for. Sauerman stated since this property is an I-1 zoning it is a little bit different of a situation than other areas on Indiana. Sauerman stated she feels this is going to be a very nice addition.

Jeffries agreed with Sauerman that the I-1 zoning is different than other areas of Indiana where there is a complete redevelopment. Jeffries asked if the new building was going to match the existing building. Gambрил stated the new building will be a metal roof. Jeffries stated he would like to see the two roofs match. Jeffries asked if they could add canopies on the windows on the south elevation to match the east elevation due to the visibility. Gambрил stated that area would be screened. Jeffries stated if there is screening, he would be ok with the canopies being left off. Gambрил stated he really would like to add screening to that south elevation due to the gravel. Jeffries stated the screening always looks nice when it is first installed. Jeffries stated he is concerned with the screening tearing or not looking nice. Jeffries asked Gambрил about the roof again. Gambрил stated they want the metal roof for the new building because of maintenance. Gambрил stated he thinks the two different roofs will give the site some depth.

Conquest stated he agrees with Jeffries regarding the roof. Conquest asked Gambрил what the condition of the existing roof is. Gambрил stated it needs to be replaced. Conquest asked Gambрил if they would be willing to replace the existing roof with metal to match the proposed building Gambрил stated they would like to, but cost is a concern because it is double the cost. Conquest addressed Irak stating the Board has already informed the owners of the property just north of Family Express that they expect a masonry building, Conquest asked if these two properties are different enough that they could require two different types of buildings. Irak stated that could be an argument. Conquest stated Sauerman or Jeffries stated the difference is this is an addition to an I-1 zoned property vs a new development. Conquest asked Irak if that is different enough. Irak stated each petition is a case-by-case basis. Irak stated it is hard to see what is in the future. Irak stated it is a factor that could be brought up in the future.

Rohaley asked Schlueter if this project qualifies at all for façade grant. Schlueter stated he does not believe so.

Sauerman stated this is not the primary building, this is an accessory building where the other sites they are speaking of will be primary buildings and that could make a difference in the case-by-case situations.

Marshall stated he is ok with the difference in the roofs because the money would be better spent on making the fence look better.

Evorik agreed with Marshall and the money would be better spent on the fencing. Evorik stated his concern is with the metal building and where it would put the Board later on when someone else wants to put up a metal building. Evorik stated an accessory would be more like an addition and this building

is a new building. Evorik stated he just does not want the Board to get themselves into an issue later. Marshall stated he feels the difference is this is a storage building only where the other buildings will be something other than a storage building. Marshall stated this building is a non-occupied building.

Jeffries asked Schlueter what other lots in the area are zoned I. Schlueter stated Porter St though the one area was rezoned. Schlueter stated most of that area is zoned B-3 or residential. Jeffries stated because of that zoning they are looking at a different scenario here and they would not be setting a precedence. Schlueter agreed. Sauerman stated that is a good point. Rohaley stated he does not feel like people are going to be looking to put up accessory buildings along Indiana Ave.

Marshall entertained a motion. Rohaley motioned to approve Petition # 21-02 subject Staff comments, Engineering, screening, and the building being used as storage only. Conquest seconded the motion. With no further discussion. Marshall called for roll call. With a roll call vote of 7 Ayes, 0 Nays, and 0 Abstentions, Petition #21-02 was approved.

**MISC. AND PUBLIC COMMENT**

No Public Comment

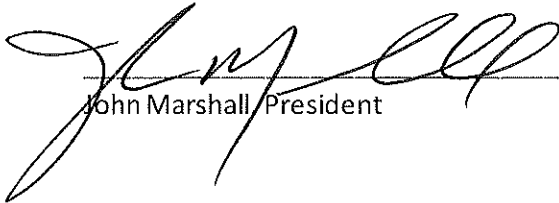
No Misc.

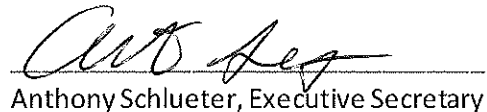
**ADJOURNMENT**

At 7:47p.m. Sauerman motioned to adjourn, seconded by Jeffries.

**ATTESTMENTS OF MEETING MINUTES**

The above minutes were approved and adopted by majority on the 8th day of February, 2021.

  
John Marshall, President

  
Anthony Schlueter, Executive Secretary