

## **PLAN COMMISSION**

May 10, 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, Richard Day, Scott Evorik

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

#### **Staff Present:**

Commission Attorney Joe Irak, Executive Secretary Anthony Schlueter, Assistant Planner Grace Roman, Recording Secretary Jenni Pause

### **APPROVAL OF MINUTES**

President John Marshall asked the Commission to approve the April 12, 2021 meeting notes. Richard Day motioned to approve the April 12<sup>th</sup> meeting minutes as presented. Chad Jeffries 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.

### **OLD BUSINESS**

#### **20-18 AHH Properties & 1205 & 1209 Main Street, LLC, Petitioner/Owner**

**Request:** Site Development

**Purpose:** Commercial/Office Plaza

**Location:** 1205, 1207, 1209 Main Street

Alex Kutanovski came before the Board and stated he was at the meeting as a representative of the petitioner and was in no capacity representing the city. Kutanovski provided an overview of the petition and stated they changed the proposed 3 buildings to one large building. Kutanovski provided details for the design and materials for the proposed building. Kutanovski stated they will be using a metal roof but they are looking at designs that will fit with the brick. Kutanovski stated he believed the parking stayed the same. Schlueter reported the parking actually increased.

Executive Secretary Anthony Schlueter reported originally this site was approved for 3 building commercial building plaza but will now be (1) 6-unit multi-tenant building. Schlueter reported on the

design, materials, parking, trash enclosure, parking lot maintenance and screening. Schlueter reported the petition is on the June Tree Board agenda Schlueter reported the site plan does meet the minimum requirements for the City's Zoning and subdivision code. Schlueter recommended approval of the petition.

Day stated it was mentioned that there will be screening to the west but asked about the north that abuts the residential home. Kutanovski stated there is currently a cedar fence that runs about halfway up and then an iron fence from there. Kutanovski stated if the Board would like to see additional trees that can be done.

Scott Evorik asked Kutanovski to verify that the trees will be 6' tall. Kutanovski confirmed.

Marshall stated he feels this plan will work better.

Rohaley agreed with Marshall and stated he feels this is a better product. Rohaley asked if they have the Declarations for the garbage pickup, the shared access, parking, and utilities. Kutanovski stated once the 3 lots get combined it will all be under 1 parcel so it will be part of the lease agreement. Rohaley asked Kutanovski to verify that those declarations will be in place before anything is constructed. Kutanovski stated it will be in place before they ever pull a building permit.

Conquest stated he appreciates Kutanovski using a metal roof.

Marshall entertained a motion. Rohaley motioned to approve Petition # 20-18 subject to Staff comments, screening the west and the north end of the property, declarations for common parking, driveway & utilities and Tree Board approval. Day 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 #20-18 was approved.

**21-10 Chester, Inc., Petitioner/Lake Kagon, LLC, Owner**

**Request:** Site Development

**Purpose:** Building Addition CDE Collision Center

**Location:** 1181 East Summit Street

Steve DeBold of Chester Inc., 555 E. Port Center Dr., Valparaiso, IN, came before the Board and provided an overview of the petition. DeBold stated the building will have no sanitary and no water. DeBold detailed the site layout and the existing building and parking. DeBold stated the building will have 5 overhead doors on the east side of the addition and 1 overhead on the west side directly in line with the driveway off Industrial Blvd. allowing them to pull vehicles off Industrial through the building into the back area if they need to do so. DeBold stated nothing is being changed on the north side and the only thing being changed on the south side is they are making the catch basin larger and reroute the storm sewer to the existing storm sewer system. DeBold stated they are upsizing a pipe within that system as well which will greatly increase the drainage capacity for that area.

Schlueter reported on the site and history of approvals. Schlueter reported on the design, materials, and parking. Schlueter reported the petition is on the June Tree Board agenda Schlueter reported the site plan does meet the minimum requirements for the City's Zoning and subdivision code. Schlueter recommended approval of the petition.

Rohaley asked if the Fire Department is ok with this design. Schlueter reported that is why the petition was deferred to allow for a reconfiguration that the Fire Dept. would approve of. Schlueter reported the Fire Dept. is happy with this design.

Marshall stated he is happy they are adding on and the business is a good quality business. Marshall stated he is in favor of this petition.

Sauerman stated she is appreciative that the building and materials are more upscale for that area.

Marshall entertained a motion. Sauerman motioned to approve Petition # 21-10 subject to Staff comments, final Engineering and Tree Board approval. Day 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 #21-10 was approved.

## **NEW BUSINESS**

### **21-11 Walkerton Park Development, LLC, Petitioner/Owner**

**Request:** Secondary Plat Approval

**Purpose:** Walkerton Park Phase 2 (13 Lots)

**Location:** East 118<sup>th</sup> Avenue & Rhode Island Street

Jeff Yatzko of Olthof Homes, 8051 Wicker Ave., St. John, IN, came before the Commission and provided an overview of the petition. Yatzko detailed the duplex and townhome lots proposed for this site. Yatzko stated the approval would be contingent upon the bond approval by Board of Works.

Schlueter reported on the location and history of approvals. Schlueter reported on the proposed buildings and outlots. Schlueter reported the maintenance of the outlots would be maintained by the POA. Schlueter reported that the secondary plat is consistent with the approved final PUD plan. Schlueter recommended approval subject to all Engineering findings.

Marshall asked Yatzko if this is the final phase. Yatzko stated this is the final duplex lots for the development but not the final phase.

Evorik asked if the this is the last of the 6 units. Yatzko reiterated that this is the last of the duplex lots but they still have townhome lots to the north and southeast.

Marshall entertained a motion. Evorik motioned to approve Petition # 21-11 subject to Staff comments. Day 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 #21-11 was approved.

**MISC. AND PUBLIC COMMENT**

No Public Comment

Sauerman asked Schlueter about the car lot on the Indiana Ave. near North St.; she stated she thought they were supposed to put up some type of vegetative screening. Schlueter stated they were supposed to put some up along the rear. Rohaley and Sauerman stated they believe it was supposed to be around the entire fence. Sauerman stated they are way past the point where things should have been put up. Schlueter stated he will look into it. Marshall stated he thought it was the whole thing they were suppose to do as well.

**ADJOURNMENT**

At 7:26p.m. Jeffries motioned to adjourn, seconded by Sauerman.

**ATTESTMENTS OF MEETING MINUTES**

The above minutes were approved and adopted by majority on the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
John Marshall, President

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Anthony Schlueter, Executive Secretary