

PLAN COMMISSION

August 9, 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 July 12, 2021 meeting notes. Scott Evorik motioned to approve the July 12th meeting minutes as presented. Richard Day 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

None

NEW BUSINESS

21-24 Golden Meadows, LLC, Petitioner/Owner

Request: Primary Plat Approval

Purpose: The Cottages at Golden Meadow Subdivision

Location: West and South of the Corner of Burrell Drive and Court Street

Ryan Fleming, Fleming Real Estate, 219 N. Main St., came before the Board and provided an overview of the petition. Fleming stated the subdivision has gone from 29 to 28 lots with Lot 9 now becoming Outlot B. Fleming stated Outlot A will be the detention area. Fleming detailed the layout and design for the proposed subdivision including the detention pond and landscaped nature walking trail. Fleming detailed the 3 different home plans regarding architectural design, materials, colors, square footage,

bed/baths and recorded restrictions. Fleming stated he had Attorney Irak and Daniel Rohaley both look over the recorded restrictions. Fleming went over some of the details for the landscaping buffer along Burrell Dr. which include 60-70 trees. Fleming detailed the prairie element for the pond which is only intended to hold water when there are rain events. Fleming stated there will be 6 planting beds with pollinators for the Monarch along the nature walking trail. Fleming stated they will be correcting and expanding on the existing detention area.

Executive Secretary Anthony Schlueter reported on the location, history of approvals and proposed subdivision. Schlueter reported the approval at BZA was subject to several conditions one of which was the quality architectural design of the homes being similar to Old Town. Schlueter reported that the final Engineering review has not been completed and would recommend a 30-day deferral of the petition until the review is complete.

Mike Conquest thanked Fleming for the nature elements and thinking of the Monarchs. Conquest stated he feels that enhances what they are doing.

Chad Jeffries asked what the triangle in the northwest corner was. Fleming stated that is a right of way for Burrell Dr. Staff, Board and Fleming discussed the right of way for Burrell and whether it is being used or if it could be vacated. Fleming stated he is not sure. Schlueter stated they could look into it. Fleming stated they could work out through Engineering exactly what it is.

Jeffries stated he likes what they are doing with the pond. Jeffries asked if the walking trail would only be around the pond. Fleming confirmed. Jeffries asked if the walking path will be kept stone. Fleming confirmed it would be kept stone to keep it permeable.

Rohaley stated he could not see if the triangle Jeffries was asking about was incorporated into the subdivision. Rohaley stated he does not whether Burrell Dr. affects lots 19 & 20. Rohaley asked Fleming if the triangle is included into the subdivision. Fleming stated he believes it is. Rohaley stated it is not labeled. Rohaley stated he feels the final Engineering will dictate whether the Burrell Dr. dedications does come into lots 19 & 20. Fleming stated they will clean it up through Engineering. Rohaley stated he thinks this is a great project and was well put together. Rohaley stated he feels all the conditions from BZA should be included in the plat approval. Rohaley stated he has an issue with Outlot A and wants to make sure the city does not have to take on the financial responsibility of the maintenance of the outlot and that the outlot does not go to tax sale. Rohaley stated they really need to look at the policy on outlots.

Conquest asked if Outlot A is a wetland. Fleming stated a portion of it is. Conquest asked if it is a connected wetland because if it is, it is protected by the state of Indiana. Fleming stated he believes it is connected. Schlueter stated that would be determined through final Engineering. Conquest and Rohaley discussed wetlands and what is protected by the state. Fleming stated the question is whether it is tributary. Fleming stated he thinks this one is tributary. Rohaley stated that does not prevent it from going to tax sale.

Marshall opened the public portion of the meeting. Marshall entered a remonstrance letter into record from Gary Longe, a resident of Wyndham Woods. Marshall stated Longe does not want the roads to connect to the south. Marshall stated he thinks in Crown Point any road that can be connected is. Fleming stated he did have a phone conversation with Longe. Fleming stated he informed him that the connectivity is required by the city but what he can commit to is making sure all the large construction trucks and heavy equipment enter from Burrell Dr. only.

With no other public coming forward, Marshall closed the public portion of the meeting.

Rohaley stated in response to the remonstrance letter he feels Fleming is making Wyndham Woods safer by adding another ingress/egress. Rohaley stated this piece of property has been for sale for a long time and anyone including any of the residents of Wyndham Woods could have gone in and purchased this property to assure nothing was developed on it.

Marshall entertained a motion for Petition #21-24. Daniel Rohaley motioned to defer Petition # 21-24 to allow for Engineering review. Laura Sauerma 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 #21-24 was deferred to the next meeting.

21-25 DVG, Inc., Petitioner/Ron Morris-Crown East Warehouses, LLC, Owner
Request: Secondary Plat Approval
Purpose: Crown East Industrial Park Unit 1 First ReSubdivision
Location: 11275 Delaware Parkway

Robin Pappenheim, DVG 1155 Troutwine, came before the Board as a representative for the petitioner and provided an overview of the petition.

Schlueter reported on the location, zoning, history of approvals and proposed use. Schlueter reported lots 1 & 2 do meet the minimum requirements for the Crown Point zoning and subdivision code and consistent with primary approval. Schlueter recommended approval.

Marshall entertained a motion for Petition #21-25. Sauerma motioned to approve Petition # 21-25 as presented. 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 #21-25 was approved.

21-26 DVG, Inc., Petitioner/Ron Morris-Crown East Warehouses, LLC, Owner
Request: Site Development
Purpose: Crown East Industrial Park Unit 1 - First ReSubdivision
Location: 11235 and 11255 Delaware Parkway

Robin Pappenheim, DVG 1155 Troutwine, came before the Board as a representative for the petitioner and provided an overview of the petition. Pappenheim detailed the stormwater, utilities, and drainage.

Pappenheim detailed the parking. Pappenheim stated the building will look similar to Morris's other buildings in the subdivision. Pappenheim stated they are going to the Tree Board this week.

Schlueter reported on the location, zoning, history of approvals and proposed use. Schlueter reported on the parking Schlueter reported the site plan does meet the minimum requirements for the Crown Point zoning and subdivision code. Schlueter recommended approval.

Rohaley asked the Pappenheim to verify that signage will be on the building. Pappenheim stated she has not discussed that with Morris but she would assume it would be like his other buildings. Schlueter stated Morris typically has all signage on the building. Rohaley just wanted it noted that they asked about the signage and that it is intended to be on the building because there is not very much room in the front.

Jeffries stated he assumed that are doing the typical office portion will have stone/brick. Pappenheim confirmed that is her understanding.

Marshall entertained a motion for Petition #21-26. Rohaley motioned to approve Petition # 21-26 subject to Staff comments and Engineering. Evorik 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 #21-26 was approved.

21-27 Crossroads YMCA, Petitioner/Franciscan Alliance, Inc., Owner

Request: Site Development

Purpose: Artificial Turf Fields & Sidewalks

Location: 100 West Burrell Drive

Day recused himself for this petition.

Russ Pozen, of DVG, 1155 Troutwine, came before the Board and provided an overview of the petition. Pozen detailed the proposed fields and sidewalks.

Schlueter reported on the location, zoning, history of approvals and proposed use. Schlueter reported on the proposed fields, sidewalks and landscaping berm on the east side. Schlueter reported the landscaping plan is on the August agenda for the Tree Board. Schlueter reported the site plan does meet the minimum requirements for the Crown Point zoning and subdivision code. Schlueter recommended approval.

Evorik asked if there is enough room to make the field a full-size football field. Pozen stated there is not enough room.

Rohaley asked if the Engineering has been reviewed and approved. Schlueter reported it has.

Sauerman asked if the fields will hold water. Pozen stated the fields will be built to be pervious and will not hold water.

Marshall entertained a motion for Petition #21-27. Jeffries motioned to approve Petition # 21-27 subject to Staff comments. Evorik seconded the motion. With no further discussion. Marshall called for roll call. With a roll call vote of 6 Ayes, 0 Nays, and 0 Abstentions, Petition #21-27 was approved.

Day returned to the meeting.

MISC. AND PUBLIC COMMENT

No Public Comment

Jeffries asked Schlueter about the new wording for the outlots in the ordinance. Schlueter stated the ordinance is worded to state the outlots will be maintained by the homeowner's association and in the event the homeowner's association becomes defunct the financial responsibility will be split up equally among the lot owners in the subdivision. Staff and Board discussed how that financial responsibility would be taken care of. Irak stated it has not been determined yet how each homeowner will be charged.

Marshall asked Evorik what he feels the problem with the Engineering reviews are. Evorik stated technically the reviews are supposed to be done within 2 weeks. Schlueter asked Evorik where it states that. Evorik stated that is what he has been told by employees at the city. Staff and Board discussed the review process and timelines. Schlueter reported that from here on out if the Engineering is not approved the petitions will not be coming before the Board.

Conquest stated he feels they do need to address the outlots. Rohaley discussed what he would like to see changed with the ordinance regarding outlots.

ADJOURNMENT

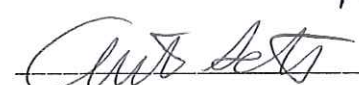
At 8:02p.m. Sauerman motioned to adjourn, seconded by Jeffries.

ATTESTMENTS OF MEETING MINUTES

The above minutes were approved and adopted by majority on the 17th day of September, 2021.



John Marshall, President



Anthony Schlueter, Executive Secretary

