

PLAN COMMISSION MEETING

November 13th, 2025

Vice President Shane Tucker called the meeting to order at 7:00. The Pledge of Allegiance was recited, and a moment of silence was held. Recording Secretary, Dianna Cade called the roll. The members answering the roll call were Greg White, Manny Frausto, Shane Lawrence, Shane Tucker and Jim Konradi. John Alessia was absent. Also present was, Rich Oman, Director of Planning and Development and Town Attorney Nicole Bennett.

APPROVAL OF MINUTES:

Mr. Lawrence made a motion to approve the regular meeting minutes from October 9th, 2025, seconded by Mr. Frausto and carried by a voice call vote of all ayes.

NEW BUSINESS:

PC #25-014 – Public hearing for an ordinance, PUD plan and preliminary plat petition on a parcel within the Town boundaries of Lowell. Petition has been filed by Schilling Development, St., PO Box 677, St. John, IN 46373. For property located at approx. 18572 Clark St. and approx. North Portion of 5460 Belshaw Add lot 1- 11.34 acres. AKA: Parcel 45-19-25-426-001.000-008 and Approx North portion (11.34 acres) Parcel #45-19-25-451-004.000-008. Parcels consist of Parcel 1 – Approx - 18572 Clark St., 45-19-25-426-001.000-008 (78 acres) Current zone is PUD Parcel 2 – 5460 Belshaw, 45-19-25-451-004.000-008 (11.34 acres) Current zone is PUD

Jack Slager, Schilling Development representing Hickory Ridge subdivision. He stated the parcels were approved with a rezone to PUD in September. He stated they worked with the staff to develop a PUD ordinance and plan to present to the plan commission tonight. They are looking for a favorable recommendation to the town council.

Mr. Oman stated they are connecting all dead-end roads. There is a 15” sanitary line that was installed by Spring Run, that they will dump into. Wexler did a study and said there is capacity for this subdivision. Connect to the main water stubs in Beverly and on Clark and the stub on Belshaw. They will be looping the main to Burr St which is a significant benefit for Indiana American Water. Following all the stormwater standards for the ponds and rear water drainage.

Vice President Tucker opened the public hearing, no one was heard in person or online. The public hearing was closed.

Mr. White made a motion to approve PC #25-014, PUD ordinance, plat and plan, seconded by Mr. Lawrence and carried with a roll call vote of all ayes.

Mr. White made a motion to approve the staff report as the findings of fact, seconded by, Mr. Frausto and carried with a roll call vote of all ayes.

OLD BUSINESS: NONE

DISCUSSION:

PUBLIC COMMENT: Nothing further is heard in person or online.

ANNOUNCEMENTS: Next regularly scheduled meeting will be held on December 11th, 2025

ADJOURNMENT

With no further comments or questions, Mr. White made a motion to adjourn the meeting at 7:10pm, seconded by Mr. Konradi and carried by a voice vote of all ayes.

John Alessia, President

Manny Frausto, Secretary