

PLAN COMMISSION MEETING

January 8th, 2026

President John Alessia 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 John Alessia, Greg White, Manny Frausto, Shane Tucker. Shane Lawrence participated via zoom, until 5:15pm then he attended in person. Jim Konradi was absent. Also present was, Rich Oman, Director of Planning and Development, and Town Attorney Nicole Bennett.

APPROVAL OF MINUTES:

Mr. Tucker made a motion to approve the regular meeting minutes from December 11th, 2025, seconded by Mr. Frausto and carried out by a voice call vote of all ayes. Mr. Lawrence is heard responding aye.

NEW BUSINESS:

PC 26-001, Crown Point Chrisitan School, - Rezone to PUD. Parcel #45-19-27-100-008.000-038. Approx 181st. John Ryan Terpstra, Joe Lenehan, Crown Point Chrisitan School, 10550 Park Pl St, St. John, IN 46373.

John Ryan Terpstra stated they have a POA on file to seek a rezone for this parcel. Mr. Terpstra discussed the location of the property. He is here tonight along with Joe Lenehan representing Crown Point Christian School, they are petitioning tonight and seeking a favorable recommendation from the Plan Commission to the Town Council for a rezone on this parcel to Planned Unit Development from AG.

Crown Point Chrisitan school would like to develop a private Christian school on the property. He stated given the parcels surroundings and residential area the use fits. He stated the due diligence that has been done to date verifies that the soils are compatible with the intended development. The potable water is near the site for connection and Kingston Ridge lift station has adequate capacity for this development. The site would be built in four phases over many years. He stated the packet that was provided has more detail on the phases, the first phase would be executed immediately to allow for classes in fall 2028. Phases would follow at the rate of demand in enrollment. Phase 1 would house 268 kids. He discussed parking area. He stated there is enough space for queue pickup so that stacking will not happen on Austin. He discussed the complications that they went through with stacking at their St. John School.

Discussion. They plan on incorporating lighted drive lanes, a pass-through lane and double stacking. Building will be sprinkled for fire safety. He stated CPCS would contemplate a roadway only in the development of phase 4 extended from Longwood's current termination to the east of the property and westerly across the parcel to Austin. He stated dedication to the town of Lowell for this ROW would be easier for them if it was not on them to bear the full burden of the road as a nonprofit. Dedicating a private ROW increases traffic and potential dangers to minors on school property. Their main concern is the safety of their students. He stated they are proposing a 30' half width ROW at the most northern point of the property so that it can be ready for

improvements when the property adjacent to this one is developed.

President Alessia stated CPCS is suggesting a private road for the northerly part of the property, and staff want public access. Mr. Oman stated yes, petitioner is proposing 30' half width ROW, staff would require 60' ROW across the property. Mr. Oman stated staff would push for it to be built in phase 1. President Alessia asked if this issue was part of the rezone. Mr. Oman stated staff would want more definite answers. They are proposing to split it with the owner to the north. He stated Attorney Bennett could address that with a legal opinion. Mr. Oman stated a half ROW can not be platted per our ordinance. Discussion. Attorney Bennett stated traffic and roadways are a factor in a PUD's approval, so it is the appropriate time to discuss. Discussion on an alternative road. Attorney Bennett stated a commitment is needed. Mr. Terpstra stated they are not opposed to dedicating ROW on their property to access from Austin to the subdivision directly to the east along Longwood. He stated his school board is questioning how this benefits the health, safety and welfare of the students. He asked who was going to pay for the roadway and connecting to the infrastructure. Mr. Ryan stated the southern boundary will not work. They have had no conversations with the parcel owner to the north of this property regarding a ROW. Mr. Oman stated the road is paid for by the developer. Attorney Bennett stated this is a subdivision requirement. PUD requirements of the town must consider this; commitment will be needed. This is one of the considerations of the PUD approval so if there is no commitment we are all wasting your time here tonight. Mr. Terpstra stated he does not know if it is in the code but agrees that it is in the plan commission's purview to make that a condition. Discussion. Mr. Terpstra stated if he can have an agreement that they can develop Longwood with a cul-de-sac for now, this will allow details to be worked out on the ROW he thinks that they can get across the finish line on a ROW through their property. This would include improvements on Austin also, which will have to be worked out with the county. Mr. Oman stated Austin would be required to be improved, excel, decal lanes. The plans would go through the town and then county.

Mr. Lawrence asked if a school normally rezones to PUD. Attorney Bennett stated the parcel is currently zoned AG. She stated a school can apply for a special use and classify it as a residential district with a special use. The PUD zoning allows the town and school to work together. She stated the special use zoning would require them to seek numerous variances from the BZA or waivers from the Plan Commission. She stated this is the best course to move forward and typically one that is followed when a school is developed.

President Alessia opened the public hearing.

Barbara Walker, 767 Coach Light Ln, Lowell, IN. She stated that the road from Longwood to Austin needs to be built. There is only one way out which is not safe. She would like to see the road go through.

Michelle Stilner, 233 Lynn's Way, Lowell, IN. Ms. Stilner asked if north of Longwood to RT 2 was going to stay AG. Mr. Oman stated for tonight yes. It is the same owner. Ms. Stilner asked so nothing was getting built on this parcel from this

project. Attorney Bennett stated she wanted to make it clear there is nothing on the agenda for that north parcel tonight. President Alessia stated if an owner would want to build on the property to the north it would follow the same procedure with a public hearing.

There is one person online. President Alessia asked if they would like to speak. They choose to stay silent. Public hearing was closed.

Mr. Tucker made a motion to send a favorable recommendation to the town council for a rezone on this petition PC 26-001, from AG to PUD, contingent on an east/west road connecting to Austin, seconded by Mr. Frausto. Roll Call:

Mr. White voted: nay

Mr. Lawrence voted: nay

Mr. Tucker voted: aye

Mr. Frausto voted: aye

Mr. Alessia: voted aye

President Alessia stated the motion carries.

Attorney Bennett stated the Findings of Fact would be deferred until the next meeting so that the condition can be added.

PC 26-002, - Rezone- 45-19-27-253-017.000-038. OLTHOF Homes

President Alessia stated not all the receipts for the certified public hearing adjacent property owners were received. The public hearing will open and remain open until the next meeting in February.

Ed Recktenwall, Kevin Paszko, OLTHOF Homes, 8051 Wicker Ave., St. John, IN 46373.

Mr. Recktenwall stated OLTHOF is here tonight to seek a rezone for the twenty acres south of Carriage Crossing and north of Kingston Ridge. He stated there was a mistake with the certified adjacent property owner's public hearing notices. OLTHOF would like to go ahead with the presentation tonight to show the commission the changes that were made from the last time they met. They understand that the hearing will be set over until next month. Attorney Bennett stated the review of this will not be from this hearing since the legal requirements were not met. This presentation will not be the record it will be next month if the legal requirements are met. Mr. Recktenwall stated he understood.

Kevin Pzasko stated last month when we presented the concept plan for this subdivision there were 46 single families attached paired cottage lots or 92 units. Density was 4.6. He stated during that discussion he presented the unique zoning surrounding this parcel and the need for more paired cottage homes in Lowell. He stated the commission at that time had a desire for them to have more of a transition product on the north side of the parcel. He stated they have revised the layout. Single

family villas have been added on the north side of the parcel. The revised layout has 34 single family attached cottage lots, for 64 units. North side has 18 single family villa lots, 86 units for a density of 4.3 There will be a HOA. This layout will provide buffering between the existing single-family lots in Carriage Crossing and paired cottage units. They will also extend the stub roads at Lancer St and Willow St., which will give a new north/south route out onto Rt 2. The layout will also provide sanitary and water connections for the road stubs and create more looping. He stated there are drain tiles issues in Carriage Crossing and their new stormwater system will fix those issues. The stormwater will outfall to the west. This developments pond will be combined with the existing pond in Carriage Crossing. Discussion on phasing plan. First phase will include the detention pond and extension of the north/south road. This subdivision will utilize the Kingston Ridge lift station and will pay a recapture fee.

Mr. White stated the density was not brought down much. Mr. Paszko stated it went down by .3. Mr. Paszko discussed the floor plans for each product.

Mr. White stated last month sewer capacity was discussed in relation to density for this subdivision. He stated the density needs to be lower. He stated he is a no until the density is lower. Mr. Oman stated it would need to be in the 3 range to follow what has been approved recently for PUD subdivisions in town. Mr. Oman continued the staff had discussed the product on the south side being single family. Mr. Oman stated the parcel is only 20 acres which is a lot less property than the past developments. Mr. Recktenwall stated a 3 density is not feasible for them. The lowest they can get would be 4. President Alessia stated he is conflicted the staff report is for a favorable and yet you are saying the density is too high.

President Alessia stated he would like more consistency. Mr. Oman stated the recommendation is to approve this petition. However, there are items that can change from the rezone to the PUD ordinance. Staff love the looped utilities and the road being extended. Mr. Recktenwall stated going with the single family on the south side is something they would look at but even with that they would not be a 3, probably a 4. Mr. Recktenwall stated a 3 is not feasible. Discussion. Mr. Oman stated staff wants the Commission to just be aware that the past subdivision approvals have been at a 2.8 -3 density. Discussion.

President Alessia opened up the public hearing.

Nancy Frigo Svetanoff, 17037 Great Oak Ct, Lowell, IN. -
She stated this is just her opinion but if the zoning is changed on this parcel, it will be a zoning malpractice. She stated she wanted to finish this parcel a few years ago and got denied. The neighborhood went crazy. The density is high for life safety. She does not think that it is the best interest for the neighborhood or town to put that many in there. She stated you might want to think about it. That is just her opinion.

Barbara Walker, 767 Coachlight Ln. Lowell, IN -
She stated this new subdivision will back up to her house. Every time it rains hard her backyard floods. She is worried about the sewer system. She has a bi-level and does not want her house to get backed up with sewer, she has a finished basement.

President Alessia asked if she was referring to stormwater or sewer. She stated the rainwater collects in her yard. She stated Longwood floods. President Alessia stated when new development comes in staff finds that a lot of the stormwater issues get fixed. Mr. White stated there are new standards. Stormwater drainage in your sub as with older ones in town is subpar. The new standards will be followed. They will be required to engineer the pond, pipes and street for 10, 100, year rain. Each backyard must have one drain in the rear. She stated she does not agree with putting that many houses on this parcel. She stated she is wondering how her property value is going to go down. President Alessia stated he feels property value will go up the new houses are going to sell for \$350-\$400.

President Alessia asked the one zoom participant if he wished to speak. Nothing is heard or seen on the monitor to indicate they want to speak.

President Alessia stated the public hearing will be left open.

Mr. White made a motion to table PC #26-002, seconded by Mr. Tucker and carried with a voice vote of all ayes.

OLD BUSINESS: NONE

DISCUSSION: Manny Frausto resignation. Mr. Frausto rescinded his resignation letter and will submit a new email as such tonight.

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

ANNOUNCEMENTS: Next regularly scheduled meeting will be held on February 12th, 2026

ADJOURNMENT

With no further comments or questions, Mr. Tucker made a motion to adjourn the meeting at, 7:55pm, seconded by Mr. Konradi and carried by a voice vote of all ayes.

John Alessia, President

Manny Frausto, Secretary