

## **PLAN COMMISSION MEETING**

**June 12<sup>th</sup>, 2025**

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 Greg White, John Alessia, Shane Tucker, Manny Frausto, Daniel Smith, Shane Lawrence and Jim Konradi. 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 May 8<sup>th</sup>, 2025 and seconded by Mr. White and carried by a voice call vote of all ayes.

### **NEW BUSINESS:**

#### **PC #25-008 RE- PLAT 18175 BURR ST**

Petition for a re-plat approval in accordance with §155.193 Major Subdivision for a parcel within the Town boundaries of Lowell, IN has been filed by Trilogy Health Services, LLC., 303 Hurstbourne Pkwy Suite 200, Louisville, KY 40222 This is for property located at 18175 Burr St., Lowell, IN. Parcel number: 45-19-25-201-038.000-008.

Mr. Heath Rider, Trilogy Health Services, Louisville, KY

Mr. Rider stated they have a current beautiful facility here in Lowell. He stated the plan has been updated from his previous submission to the Commission. There will be 26 patio units, and the memory care facility has been expanded. It will have 24 rooms or 30 residents. The board felt there was a need for a larger facility. Due to the size increase of six rooms the building had to be rotated from the previously proposed plan since it would not fit on what had been previously plated. This is due to a large swale. He is happy to answer any questions and he his engineer is with him tonight.

President Alessia stated he was satisfied with highlighting the changes. President Alessia asked if there was an issue last time with the trees and the residents to the east of this proposed development. Mr. Tucker stated yes, the residents were concerned about the barrier. Mr. Rider stated he had the landscape plan with him tonight. Mr. Rider stated the landscaping is extensive. The trees on the plan per the staff request along Burr St will be moved into the site. Mr. Oman stated the plans show a fence along the border with the residents in Beverly Estates. Mr. Tucker asked what kind of fence it was. Mr. Rider stated it will be white vinyl if that is your request. Mr. Tucker stated yes. It will also be installed along Walgreens side. Discussion.

President Alessia opened the public hearing. No comment is heard in person or online. The public hearing was closed.

Mr. Smith made a motion to approve the replat of PC 25-008, 18175 Burr St., seconded by Mr. Lawrence and carried with a roll call vote of all ayes.

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

PC 25-009 – Site Plan, Trilogy Health Care, 18175 Burr St.

Staff had no new comments other than the comments from the TRC meeting. Mr. Rider stated Trilogy has not issues with the changes and they will be made by next Friday on the plans. A wood fence is on the plans white vinyl will be installed.

Mr. White made a motion to accept the site plan for PC 25-009, seconded by Mr. Lawrence and carried with a roll call vote of all ayes.

Mr. White made a motion to accept the staff report as the Findings of Fact, seconded by Mr. Tucker and carried with a roll call vote of all ayes.

**OLD BUSINESS:** NONE

**DISCUSSION:** None

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

**ANNOUNCEMENTS:** Next regularly scheduled meeting will be held on July 10<sup>th</sup>, 2025

**ADJOURNMENT**

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

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John Alessia, President

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Manny Frausto, Secretary