

PLAN COMMISSION MEETING

MARCH 13TH, 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 and Daniel Smith. Jim Konradi and Shane Lawrence participated in the meeting VIA zoom. Also, present was Rich Oman, Director of Planning and Development. Town Attorney Nicole Bennett participated VIA zoom.

APPROVAL OF MINUTES:

Mr. White made a motion to approve the regular meeting minutes from February 13th, 2025, and seconded by Mr. Tucker and carried by a roll call vote of all ayes.

NEW BUSINESS:

PC #25-001 - PRELIMINARY PLAT - A petition to consider a preliminary plat approval has been filed by Lowell Plaza LLC, 7954 E. 108th Ave, Winfield, IN. This is for property located directly north of 4500 W 181st on State Road 2, the parent parcel is 12 acres, the preliminary plat area is approx. 1.73 acres. Parcel # 45-20-19-377-007.000-008.

James Hus, DVG on behalf of Lowell Plaza LLC.

Mr. Hus stated the location of the property and discussed the rezone that was approved as B1 in November 2023. The intended use is a 12,000 sq. ft Commerical building. The anchor tenant on two-thirds of the eastern side of the unit will be an Anytime Fitness center. The western tenant space will be one- or two-units TBD. This one lot sub will correct the metes and bounds legal description. There will be two easements, one will extend the watermain network in the Spring Run subdivision and east to Brandywine Dr. with a minor extension to the North. A public ingress/egress easement east to west across the property on the southern portion will provide connectivity for the parcel to the southwest and Brandywine Dr. Mr. Hus stated on the plat is a twenty-four-foot ingress/egress easement. Per staff request at the TRC meeting on Friday that will be revised to a thirty-foot easement. Mr. Hus stated he was not able to get the revised engineering done in time for this meeting. Mr. Hus stated that there will need to be a condition on the motion if the Commission approves the plat.

Mr. Oman stated the only staff comment was the condition on the ingress/egress easement.

President Alessia opened up the public hearing. No comments were heard in person or online. The public hearing was closed.

Mr. White made a motion to approve the preliminary plat for PC #25-001 with the condition that the ingress/egress easement on the southern boundary of the property be thirty feet wide, seconded by Mr. Tucker 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.

PC #25-003 - Petition to consider an application to request a rezone from B1(Business) to TC (Town Center). For property located at approx. 707 E Commercial, 715 Commercial and 126

Castle. Petition has been filed by Indiana Land Trust No #5751, 707 E Commercial Ave, Lowell, IN 46356. Parcel numbers: 45-19-23-455-009.000-008, 45-19-23-455-007.000-008, 45-19-23-455-010.000-008. APPROX. BETWEEN 707-715 E COMMERCIAL AVE & 126. Approx. 1.26 acres.

Aron Schuhrke, 695 George Cohen Ct, Crown Point, IN

Mr. Schuhrke stated he would like to rezone the parcels to explore developing them. The rear of the property would be a four-unit building which would be completed in phase 1. Phase two would include the demolition of the existing front two buildings and construction of an additional four-unit building. The new buildings would be office units. Mr. White asked if the existing State Farm building was of historical significance. Mr. Schuhrke stated it is not in the historical registry. He discussed the previous owners of the building. Discussion on the historic district area.

Mr. Smith asked if the town center zoning requires historical architecture. Discussion. Mr. Smith asked the variation between TC – (Town Center) and B1 (Business) zoning. Mr. Oman discussed the TC district.

Mr. Tucker made a motion to send a favorable recommendation to the town council for PC #25-003, rezone from B1 to TC, 707-715 E Commerical Ave and 126 Castle St., seconded by Mr. White and carried with a roll call vote of all ayes.

Mr. Lawrence discussed the original owners of the existing State Farm building.

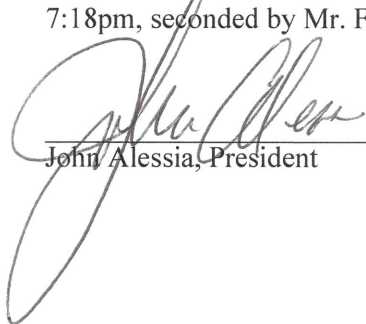
Mr. White made a motion to accept the staff report as the Findings of Fact, seconded by Mr. Tucker and carried with a roll call vote of all ayes.

PUBLIC COMMENT: None is heard in person or on-line.

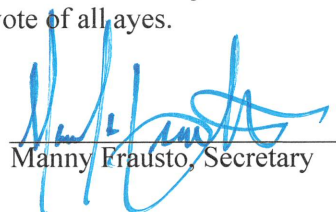
ANNOUNCEMENTS: Next regularly scheduled meeting will be held on April 10th, 2025.

ADJOURNMENT

With no further comments or questions, Mr. Tucker made a motion to adjourn the meeting at 7:18pm, seconded by Mr. Frausto and carried by voice vote of all ayes.



John Alessia, President



Manny Frausto, Secretary