

TRC MEETING

May 1st, 2025

The meeting started at 10:00am. In attendance were, Rich Oman, Building and Planning, Craig Hendrix, Town Engineer, Dianna Cade, Recording Secretary, Tim Henke, Building Commissioner, Greg White, Stormwater Coordinator and Chris Gamblin, Lowell Fire. James Woestman, Lowell Police responded via email prior to the meeting.

Mr. White made a motion to approve the meeting minutes from March 7th, 2025, seconded by Mr. Hendrix and carried with a voice vote of all ayes.

PC #25-004 REZONE BOULDER RIDGE – CONTINUED FROM April PC meeting.

Kevin Paszko, Ed Reckenwall, OLTHOF Homes.

- 142 acres west side of Cline Ave just west of Freedom Park, north of Heritage Falls sub. Rezone to PUD.
- 4 different product types
- 60 ft and 80 ft. lots sfd detached lots
- 90 ft. SFD attached paired cottage (duplex)
- single-family front-loaded townhomes
- continued from last month's PC meeting
- previous plan revised road 3 section TH lots, cul-de-sac was removed, and a connection was made.
- reworked area on the north side of road 1. TH on the north side only. Add a large bank of parking places on the south side of this road to help residents park stay off the street.
- interior portion was changed to paired cottages from TH's.
- 6 max unit on TH's.
- Mr. Hendrix asked for pocket parking within the townhome's lots. Discussion with Chief Gamblin.
- TH's have one parking spot on the driveway and one in the garage. Discussion. OLTHOF will review pocket parking.
- Mr. Hendrix asked what the structures were on the ditch crossings. Box culverts. Not finalized yet. Getting reviewed by engineer. Mr. Hendrix requested more of a definition of what the structure is going to look like.
- Cline Ave will get excel decel lanes. Mr. Hendrix requested that Cline get improved on half the road. Discussion.
- The lift station will be installed to the town's standards. Discussion on force main.
- county will have to review road improvement plans.

Discussion on the remonstrances at the April PC meeting and what their comments were. Mr. Oman stated most of them were against rentals for the townhomes. Discussion. Mr. Oman stated that the PC President, Mr. Alessia was concerned about the number of townhomes. OLTHF has narrowed that number down significantly. Chief Gamblin stated there was misinformation that was spread regarding the subdivision. One of the main beliefs was that multiple family apartment units were being proposed. The public was confusing multifamily townhomes with multifamily apartments. There was one remonstrant concerned about drainage.

- Nipsco easement will be mowed and maintained by the HOA.
- dog park was relocated from original drawings. Discussion on the security of the dog park.
- petitioner discussed some of the provisions that they have used in other communities HOA regarding rentals.

-extra parking areas maintenance will be done by the HOA. Mr. Oman stated the town will plow in the areas. Discussion on extra parking area's locations. -road 1 through road 11 west section of townhomes street will be posted as no on street parking.

PC 25-005 FINAL PLAT- ANYTIME FITNESS

James Hus, DVG

-handicap parking side a couple spots to the east. Ramp work with entrance? Ramp can go wherever James needs it to be. DVG will review. Parking is tight and cannot lose any spaces.

-dog washing station will get tied into sanitary. It will have a drain and be covered. DVg will send in the specs.

-reverse pitch curb. Barrier curb? DVG likes reverse pitch.

-sidewalk needed along Brandywine going North. 6' sidewalk is required. DVG will rework.

-2 – two-inch meters currently on plans. Each tenant requires a service and meter unless the owner pays for the utilities. Discussion on tap fee for a 2" meter. Town is suggesting a 1" or 1.5" meter.

-grease trap is showing on plans. The owner wants it installed for possible future use.

-signage is not indicated on plans. Town will recommend a condition on plat approval that the Lowell sign ordinance is followed. Site plan signage is required. He can go to the BZA in the future if needed.

-discussion on landscaping.

Mr. White made a motion to adjourn the meeting at 11:01pm, seconded by Mr. Henke and carried with a voice vote of all ayes.

Approved: June 9th, 2025

