

## **LOWELL PLAN COMMISSION SPECIAL MEETING, August 23<sup>rd</sup>, 2022**

John Alessia called the meeting to order at 7:20pm. The Pledge of Allegiance was recited, and a moment of silence was held. Recording Secretary Dianna Cade called the roll. Members answering the roll call were John Alessia, John Gruszka, Shane Tucker, Greg White, Manny Frausto, and Shane Lawrence. Jim Konradi was absent. Also, present was Rich Oman, Director of Planning and Development, Town Manager Craig Hendrix, and Town Attorney Nicole Bennett.

### **OLD BUSINESS:**

#### **Continued from August 11<sup>th</sup>, 2022**

**PC #22-012 - PRELIMINARY PUD PLAT -Approx. 18524-18528 CLINE AVE (4 parcels)** - preliminary PUD plat petition on parcels within the Town boundaries of Lowell. Petition has been filed by Lennar Homes, 1700 East Golf Road Suite 1100, Schaumburg, IL 60173 for property located at approx. 18524-18528 Cline Ave., 45-19-27-401-001.000-037, 45-19-27-300-003.000-037, 45-19-27-451-001.000-037 and 45-19-27-287-011.000-038. The four parcels consist of approximately 157.39 acres and are currently zoned a PUD.

Attorney Jim Wieser, Wieser and Wyllie Law, 459 Old Lincoln Hwy. Schererville, IN. He stated he represents Lennar. He stated he is with Todd Klevan, Land Acquisition, Lennar and Madeline Larmon, Mackie Engineering, Rosemont, IL.

He stated the public hearing process was started at the last meeting and the formal presentation was made. A project of this magnitude requires a lot of effort and work in terms of preparing the appropriate documents. He stated they have been in constant contact with the staff and attorney since the last meeting. He stated at this time they are prepared to answer any questions. The phasing plan is new since the last meeting and was provided to staff.

President Alessia stated this is a continuation of a public hearing that was opened two weeks ago. There is only one item on this agenda. PC #22-012. He read the rules of public hearing. President Alessia stated anyone wishing to address the Commission please step up to the podium and state your name and address.

Gina Hathaway Vicari, 19820 Austin St., Lowell. She stated her property is outside of the town limits. She stated she is not for or against any development coming in. She does have some considerations that she hopes the Commission will take into account. Lowell has been a small farming community since its inception. She has lived here for 37 years. It is a very friendly community and that is why people move here. She stated a lot of people like to do backyard gardening and raise chickens I hope that when you look over the covenant's these items are covered so that they fit into town. She stated protecting the night sky is a priority for her. Discussion. She stated she hoped these concerns are considered.

Jackie Meyers, 207 Prairie St., Lowell. She stated she is concerned for the public schools. She is an educator not in Lowell but, she has grandkids in the school system. She stated the schools are overcrowded. This development could add 437 students. She discussed the breakdown of each level of schooling and the numbers of potential students this could add to each of those grade levels and their facilities. She stated where is the money coming from for new schools? What are the plans? Are taxes going to get raised? This is going to put increased needs on the fire and police department, that could result in increased taxes. She stated she also enjoys the night sky. She is concerned about water. She stated that she knows the town recently sold the water utility, but a lot of areas are having water shortage issues. Lowell cannot get water from Lake Michigan. She is concerned that new subdivisions are going to put more strain on the water wells.

Alan Matthias, 18915 Dallas Ct., Lowell, IN. He stated he is not near this development. He was at the last meeting, and he was under the impression that there was going to be more discussion on road provisions, turn lanes etc. He stated he is in Lowell for solitude. He stated he understands growth is necessary. Excessive growth is not going to save taxes it is going to increase taxes exponentially.

Stacey Brown, 511 Timberlake Dr., Lowell, IN. She stated her concern is that schools are already struggling with class sizes. There has been talk of a referendum to fund a new school but before we start adding new homes, we need to look at our school system. The school system lost 30 teachers this year. The focus should be to help the residents and children that live here now. These homes will more than likely be brought by younger families and not elderly people.

Sheri Reed, 773 Coachlight Ln., Lowell. She stated she has concerns. This is a lot of potential people moving in and Route 2 is only one lane. Many parts of it cannot be expanded. The Dunkin Donuts drive through will backup the traffic once it opens. What happens when an accident happens, and the fire and police cannot get through? This is a small town, always has been a small town. The town was designed to be a small town. She said drainage is a major issue. Every time it rains, (her husband has pictures on his phone) the overflow on the retention pond goes to the field that is next to this development. When the pipes cannot handle the water, it goes in her basement. She is concerned about the traffic and drainage.

Attorney Wieser stated this property was annexed into Lowell. Pursuant to state statute Lowell is required to have a fiscal plan done. The petitioner pays for the plan, and it is conducted by the town's financial consultant. The consultant looks at fire, police, public works. This finished plan clearly indicated that the increase in revenues is more than sufficient to cover the impact of the development on capital and operational expenditures. He stated he sympathizes with the citizens, commission, and council over the issues on route 2 since it is not under the town's control. He discussed state traffic signal warrants.

Todd Klevan, Director of Land Acquisition for Lennar. He stated this has been a 12-month design process and everybody has been very diligent in making sure it was done properly. He stated they were asked to include a full road connection from Austin to Cline in the 1<sup>st</sup> phase.

Mr. White asked Mr. Klevan to explain on how Lennar will comply with the town's lighting standards. Mr. Klevan discussed with Mrs. Vicari the outdoor light pole that is on her house. He stated lighting was covered in the PUD and they will meet the town's standards. Mr. Hendrix stated the streetlights are determined by the town. He discussed the particulars.

Alan Matthias, 18915 Dallas Ct. he stated he thought that the turn lanes on Cline were to be addressed at tonight's meeting. He stated that he thought Austin would be addressed tonight also.

Ms. Larmon discussed the road improvements on Austin. She stated the upgrades are surpassing county regulations. President Alessia stated these roads are not in town. Ms. Larmon stated that is correct. President Alessia stated they are out of our jurisdiction. She discussed the taper and storage lanes. She discussed Cline Ave. improvements. It exceeds the minimum requirements of the county's road standards. A 50' half right of way was also dedicated. Indiana American Water did a full modeling of the current water system and included this community, they made sure that capacity was there and would not impact the current residents. She is not sure what is going on in the apartment complex with their detention basin. She can verify that Kingston Ridges detention basins are going to reduce the runoff from their site. Some places are in the 90%; lowest is 45%.

Mr. Oman stated 7 chickens are allowed. He discussed the particulars and also bee keeping. He stated gardening is allowed.

Attorney Bennett discussed the PUD legalese. She discussed the spread sheet with the uses, setbacks, accessory structure etc. standards. She stated this is a recommendation to the Town Council. Either, favorable unfavorable or no recommendation.

President Alessia closed the public hearing.

Mr. White made a motion to send a favorable recommendation to the town council, for the preliminary plat and PUD ordinance, seconded by Manny Frausto and carried with a roll call vote of all ayes.

**MOTION CARRIES: 6-0**

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.

**MOTION CARRIES: 6-0**

Mr. Wieser asked when this will be forwarded to the town council. Attorney Bennett stated the minutes will be approved by the Plan Commission on 9/8. The next town council meeting after that would be on 9/12/22.

**DISCUSSION:** NONE

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

**ANNOUNCEMENTS:** Next regularly scheduled meeting will be held on September 8th, 2022

**ADJOURNMENT:**

With no further comments or questions, Mr. White made a motion to adjourn the meeting at 8:00pm., seconded by Mr. Lawrence and carried by a roll call vote of all ayes. Mr. Konradi responded via zoom.

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John Alessia, President

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John Gruzka, Secretary