

501 East Main Street • Lowell, Indiana 46356 • P: 219-696-7794 • Fax: 219-696-7796

https://us02web.zoom.us/j/5335310327?pwd=b3ZnQnV3UGtvOTltQkpKRURNQWVrQT09

Meeting ID: 533 531 0327

Passcode: 000000

+1 312 626 6799 US (Chicago)

LOWELL PLAN COMMISSION AGENDA OCTOBER 12TH., 2023 7:00 PM

- I. CALL TO ORDER:
- II. PLEDGE OF ALLEGIANCE:
- III. ROLL CALL:
- IV APPROVAL OF MINUTES September 14th, 2023
- V. OLD BUSINESS: NONE
- VI. NEW BUSINESS:

PC #23-015 - PRELIMINARY PLAT - An application for a preliminary plat approval in accordance with §155.193 Major Subdivision for a parcel within the Town boundaries of Lowell, IN has been filed by Town of Lowell, 501 E Main St., Lowell, IN 46356. This is for property located at approx.: 108-136 Washington, and 248 Liberty Ave, Lowell, IN. AKA: Liberty Park, Miss Pat's and the TOL Water/Sewer Distribution Building. Parcel numbers:

#45-19-23-352-001.000-008

#45-19-23-376-001.000-008

#45-19-23-376-002.000-008

#45-19-23-376-004.000-008 #45-19-23-376-005.000-008

#45-19-23-376-006.000-008

#45-19-23-376-009.000-008

#45-19-23-376-010.000-008

#45-19-23-376-011.000-008

#45-19-23-376-012.000-008

#45-19-23-376-013.000-008

#45-19-23-376-014.000-008

PC #23-016 – Final Plat – Willaim R Nassau Park

PC #23-017 - Site Plan - William R Nassau Park

VII. DISCUSSION:

VIII. ANNOUNCEMENTS: Next regularly scheduled meeting is on November 9th, 2023

IX. ADJOURNMENT:

PLEASE NOTE: This notice was posted at the Lowell Town Hall on revised on Monday, October 9th, 2023 and hand-delivered and/or e-mailed and/or faxed to the following: Lowell Plan Commission Members, Staff Members, Town Attorney, The Post-Tribune, The Times, The Lowell Tribune, Star, and Z107.

The Town of Lowell will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons. To request accommodation, contact Lowell's Title VI/ADA Coordinator by telephone at 219.696.7794 or by email at chendrix@lowell.net as soon as possible but no later than two business days before the scheduled meeting.

The Town of Lowell invites the community to complete a Voluntary Title VI Public Involvement Survey to collect statistical data regarding participants and beneficiaries of federal-aid highway programs and activities. This survey is available on Lowell's website and will be made available at public meetings. For more information, review Lowell's Title VI Plan or contact Lowell's Title VI Coordinator by phone at 219.696.7794 or by email at <a href="mailto:chember-showed-needle-needl

PC 23-015

PRIMARY PLAT PETITION (Non-Residential) LOWELL PLANNING COMMISSION

9/7/23	Date of Filing
	Proof of Ownership
	Subdivision Petition (10 copies)
927	List of Abutting Property Owners
NR	Fee: To Be Determined
NR	Engineering Fee: To Be Determined
- W/R	Engineering Review: To Be Determined
Name of Petitioner: Mailing Address:	Town of Lowell Sol E Main ST Phone 696-7794
Name of Owner: Mailing Address:	Town of Lowell Po Box 187 Phone 696-7794 Po Box 187 Phone 696-7794
Address Subdividing: _	
Legal Description:	
(attach sheet if necessar	
Request Final Approval of:	
Present Use:	Park
Reason for Request:	Subdivision to Combine all Pareds
Proposed Usage:	Park
9/1/23	0 11
Date (Signature of Petitioner

WILLIAM R. NASSAU PARK SUBDIVISION AN ADDITION TO THE TOWN OF LOWELL LAKE COUNTY, INDIANA WE, THE UNDERSIGNED, TURN OF LOWELL, ORNIERS OF THE REAL ESTATE SHORN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LUD OFF, PLATTED AND SUBDIVIDED, AND DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCURIANCE WITH THE PLAT HEREIN. LEGAL DESCRIPTION: (PER GREATER INDIANA TITLE COMPANY TITLE SEARCH REPORT NO. MITIED 47) THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS WILLIAM R. NASSAU PARK SUBDIVISION, AM ADDITION TO THE TIDION OF LOWELL ALL STREETS, ALLEYS AND EASEMENTS, SHOWN AND NOT HERETIFURE DEDICATED, ARE HEREBY DEDICATED TO THE FRONT YARD BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SNOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE PROPERTY LINES, THERE SHALL BE ERECTED OR MAINTAINED NO BUILDING OUT STRUCTURE. ept the mest so feet, and lot 2, except the east 63 feet, in H.J. Hichols Addition to Of Lowell, as shown in Plat Book 1, page 26, in recorder's office of lawe county, STATE OF INDIANA) COUNTY OF LAKE) SS: BEFORE ME, THE UNDERSCRED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED THE DECUTION OF THE FOREDOM INSTRUMENT AS HIS OR HER VOLUNTARY ACT AND DEED FOR THE PURPOSE THEREM EXPRESSED. witness by hand and notarial seal this ____ day of __ NOTARY PUBLIC SIGNATURE TOWN COUNCIL DERTHECATE STATE OF RIDIANA) COUNTY OF LAKE) SS: MCE PRESIDENT MORTH USE OF THE SE CLASTIC, SE CLASTIC PUTTER 23-TUN-ROW BUTTON 22-122H-MM | STITUDE 22-122H-MM | MONTHEAST CORNER BE OWNER THE MAIN STREET ACCESS LYSDIANI, LYBICATION. AD ESSENT IS PRETED ORANIED TO THE PLEULO FOR THE PARPOSES OF PRELIC ADDITIONAL OUTER MODIFIED ACCESS THE STOP OF LINE (DESCONTED ON THIS PART AND WINDOW ACCESS TESTINET ON LOT 2 STANGE LOT 1. INSTITULATION OF PART AND WINDOW ACCESS THE STANGE OF ACCESS TO ESCHEMIT SHALL BE AND ORANIES AND RESPONSIBILITIES OF THE PROPERTY OWNER FOR MACHINE AND ADDITIONAL THE ACCESS THE PROPERTY OWNER FOR MACHINE THE JBERTY STREET PARCEL 3 LOT 2 STATE OF INDIANA) COUNTY OF LAKE) SS: 1-STORY FRANC & LOT 1 ØLP SECRETARY 1*25'06" W 209.50" MORE USE OF TRACT, DEED RECORD SE PAGE 408/ N 84° 13° 27° W 13.20° L=13.20°, R=413.02° (HETD (NT~27) 0755, AT BENTINON BALLOCK A 1,13° S. HOLD (C.-N.) ACCORDING TO FRM PAREL 18089C0341E, DATED JANUARY 18, 2018, THE ABOVE DESCRIBED PARCEL IS IN ZONE "X". PARCEL 4 1/2" DK TELLED TO SAF DA 5/8° 0€. 1820 (K-E) OTE W DIE H · San San MONOMENTS SET ARE 5/8" DIAMETER BY 24" LENGTH REBAR WITH A YELLOW CAP STAMPED "DIAM LEZOBODITO". MONUMENTS SHALL BE SET AT ALL PROPERTY CORNERS IN ACCORDANCE WITH 865 IAC 1-12-18. 3/4" (M. 1.50" M.) 1/2 DK 7 1/2" DA./ 822" X./ HELD (C-VE) STATE OF INDIANA) COUNTY OF LAKE) SS: WASHINGTON STREET CHARD P. OF REGISTERED NO. LESCOBOOTIO * STATE OF INDIANA SURV TOWN OF LOWELL PRELIMINARY PLAT PROJECT NO. ISSUE DATE DRAWN BY: DESIGNED BY: CHECKED BY: 2023-005 10/04/23 OWNER / SUBDIVIDER WILLIAM R. NASSAU PARK SUBDIVISION PHONE: (219) 696-7794 1 TOWN OF LOWELL 501 EAST MAIN STREET LOWELL, IN 46356 501 EAST MAIN STREET LOWELL, INDIANA 46356 ___RPO___ LOWELL, IN 46356

RPO