

NOTE: PUBLIC HEARINGS ARE A TIME FOR THE PLAN COMMISSION TO RECEIVE INFORMATION AND PUBLIC COMMENT ONLY AND NOT A TIME TO RESPOND TO QUESTIONS

LOWELL PLAN COMMISSION AGENDA

June 18th, 2020

7:00 PM

I. CALL TO ORDER:

II. PLEDGE OF ALLEGIANCE:

III ROLL CALL:

IV. GUIDELINES FOR PARTICIPATION:

Town of Lowell – Plan Commission

Meeting participants, staff and Commission members shall practice social distancing guidelines including hand washing, wearing face masks, cough and sneeze etiquette and distancing.

1. The meeting room will be limited to 25 occupants at any time including Commission members, staff, petitioners and audience.
2. The petitioner shall be limited to two persons. One shall be the owner or the owner's representative.
3. Because of the meeting room limitation, audience members wishing to witness a petitioner's presentation or comment about the petition may be required to take turns listening/speaking then leaving the meeting room to allow others to listen/speak. All those wishing to comment will be heard.
4. To conserve space in the meeting room, the Commissioners suggest that audience members limit their participation to the petition they are interested in to allow others to occupy the meeting room.
5. Audience members wishing to comment publicly should address Commission members only and keep their comments concise, courteous and constructive.

V. APPROVAL OF MINUTES – March 12th, 2020

VI. NEW BUSINESS:

APPOINT PLAN COMMISSION MEMBER TO THE Technical Review Committee for remainder of 2020.

PC #20-011 PRELIMINARY PLAT

PC #20-012 FINAL PLAT - 790 W. COMMERCIAL AVE. - An application for a primary and final plat approval in accordance with §155.193 for a parcel within the Town boundaries of Lowell, IN has been filed by Perfection Bakeries, AKA: Aunt Millie's, 350 Pearl St. Fort Wayne, IN 46802, for property located at 790 W. Commercial, Parcel #45-19-22-451-002.000-038.

PC PETITION #20-013 – Town of Lowell -AMEND ORDINANCE NO. 2015-033 CODIFIED AS §155.195 OF THE LOWELL LAND USE AND DEVELOPMENT CODE; SUBDIVISION CONTROL CODE A petition to amend Ordinance No. 2015-33 which is codified as

§155.195(E)(8): *Improvement of Existing Streets*

§155.195(H) *Curb and gutter standards*

§155.195(I) *sidewalk standards*

has been filed by the Director of Building and Planning, Town of Lowell

PC #20-014 - WAIVER - An application to request a waiver from Subdivision Control Ordinance §155.191 (C), §155.195 (H)(1) curb, (F)(7) street design and (I)(1) sidewalks, for a parcel within the Town boundaries of Lowell, IN has been filed by Divi Development, and/or Richard Zunica, PO Box 302, Lowell, IN 46356. Parcel #45-19-22-126-001.000-038, 45-19-22-176-006.000-038 and 45-19-22-176-008.000-038.

PC #20-015 PRELIMINARY PLAT SIERRA RIDGE UNIT 2 - An application for a primary plat approval in accordance with §155.193 for a parcel within the Town boundaries of Lowell, IN has been filed by Divi Development, PO Box 302, Lowell, IN., for property located at approx. 173rd, Village Parkway, Brookvale, Village Glenn, Parcel # 45-19-22-126-001.000-038, #45-19-22-176-006.000-038, 45-19-22-176-008.000-038.

PC #20-016 797 W. COMMERCIAL AVE - to consider an application to request a Planned Unit Development – Business establishing additional uses on a parcel within the Town boundaries of Lowell. Petition has been filed by MCA MP 797 LLC 801 E. Main St., Griffith, IN for property located at 797 W. Commercial parcel # 45-19-27-201-018.000-038.

PC #20-017 - 788 W. OAKLEY - consider an application to request a Planned Unit Development – residential establishing conditions, covenants and development standards on a parcel within the Town boundaries of Lowell. Petition has been filed by MCA MP 797 LLC, 801 E. Main St., Griffith, IN

VII. DISCUSSION:

VIII. ANNOUNCEMENTS: Next regularly scheduled meeting is on July 9th, 2020

IX. PUBLIC COMMENT:

X. ADJOURNMENT:

PLEASE NOTE: This notice was posted at the Lowell Town Hall on revised on Tuesday, June 16th, 2020 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, LC Star, and Z107.