

This meeting will be convened as a hybrid in person and electronic meeting, pursuant to Governor Holcomb's Executive Orders 20-04, 20-09, 20-25 and extended by Executive Order 20-47, allowing such meetings, pursuant to IC 5-14-1.5-3.6 for the duration of the emergency. Those wishing to participate can do so by:

Join Zoom Meeting – you will need to copy and paste this link in your browser

<https://us02web.zoom.us/j/83586073097?pwd=eFZ2VzZPTmVsRnVSWXpZRENpb2tWdz09>

Meeting ID: 835 8607 3097

Passcode: 712611

Dial by your location

+1 312 626 6799 US (Chicago)

LOWELL PLAN COMMISSION

AGENDA

APRIL 8TH, 2021

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, optional wearing of 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. All occupants must be 6' apart unless they reside in the same house.
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 11th, 2021

VI. OLD BUSINESS:

TABELED FROM FEBRUARY 11TH, 2021 - PC #21-005 - preliminary plat approval

in accordance with §155.193 Major Subdivision. Has been filed by John C. Brill, 15135 Hawthorne Ct., Cedar Lake, IN., This is for property located at approx. 17500 Holtz Rd., Lowell, IN. Proposed name of subdivision: **Redwing Lake Estates**. Parcel numbers: 45-20-19-176-001.000-008, 45-20-19-126-002.000-008, 45-20-19-151-001.000-008 and 45-20-19-102-001.000-008.

TABELED FROM MARCH 11TH, 2021 - PC #21-006 - re-plat approval in accordance with §155.193 Major Subdivision for a parcel within the Town boundaries of Lowell,

IN has been filed by Mannik & Smith Group, on behalf of their client: **Trilogy Health Services, LLC.**, 303 Hurstbourne Pkwy suite 200, Louisville, KY 40222 This is for property located at approx.: **North of 18275 Burr St.**, Lowell, IN. Parcel number: 45-19-25-201-036.000-008.

TABELED FROM MARCH 11TH, 2021 - PC #21-007 – site plan - has been filed by Mannik & Smith Group, on behalf of their client: **Trilogy Health Services, LLC. North of 18275 Burr St.**, Lowell, IN. Parcel number: 45-19-25-201-036.000-008.

TABELED FROM MARCH 11TH, - PC #21-009 - preliminary plat approval for a 2-lot sub in accordance with §155.193 Major Subdivision for a parcel within the Town boundaries of Lowell, IN has been filed by **Eric Padgett, 405 E. Main St.**, Lowell, IN 46356. This is for property located at 405 E. Main St., Lowell, IN. Parcel number: 45-19-23-412-006.000-008.

TABELED FROM MARCH 11TH - PC #21-010 final plat approval for a 2-lot sub. has been filed by **Eric Padgett, 405 E. Main St.**, Lowell, IN 46356. This is for property located at 405 E. Main St., Lowell, IN. Parcel number: 45-19-23-412-006.000-008.

VII. NEW BUSINESS:

PC #21-012 - TOWN OF LOWELL -amend Ordinance §155.195 Principles and Standards of Design (A)(1) (F) street geometric standards:

street design standards matrix:

local streets:

Pavement Width (feet) from 24' to 26'

Pavement width (including curb and gutter) from 28' to 30.'

PC #21-013 – TOWN OF LOWELL - amend Ordinance §150.35 Adoption of Building Codes - Petition filed to amend §150.35 (A)(2)(3)(5)(7)(9)(11)(13) (B).

VIII. ANNOUNCEMENTS: Next regularly scheduled meeting is on May 13th, 2021

IX. ADJOURNMENT:

PLEASE NOTE: This notice was posted at the Lowell Town Hall on revised on Tuesday, April 6th, 2021, 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.