

LOWELL PLAN COMMISSION MEETING

September 9th, 2021

Secretary Greg White called the meeting to order at 7:00pm. 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 Shane Lawrence, Manny Frausto, Greg White, Shane Tucker, John Gruszka and Jim Konradi. John Alessia was absent. Also, present was Rich Oman, Director of Planning and Development, and Town Attorney Nicole Bennett.

APPROVAL OF MINUTES:

Mr. Lawrence made a motion to approve the meeting minutes from August 12th, 2021, seconded by Mr. Tucker and carried with a voice vote of all ayes.

OLD BUSINESS:

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.

Greg Schunck, Civil Engineer, Mannik & Smith. Mr. Schunck stated they are requesting to be tabled this month. They are still working on getting Aldi to sign off on an easement vacate.

Mr. Tucker made a motion to table PC #21-006, seconded by Mr. Lawrence and carried with a roll call vote of all ayes.

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.

Greg Schunck, Civil Engineer, Mannik & Smith. Mr. Schunck stated they are requesting to be tabled this month

Mr. Konradi made a motion to table PC #21-007, seconded by Mr. Frausto and carried with a roll call vote of all ayes.

ELECT A COMMISSION MEMBER TO THE TRC

-Discussion on a commission member elected to the Technical Review Committee.
Mr. Lawrence nominated Manny Frausto. No other nominations were heard. Mr. Tucker seconded the nomination of Mr. Frausto and the nomination was carried with a roll call votes of all ayes.

NEW BUSINESS:

PC #21-031 FINAL PLAT BEVERLY ESTATES 2 UNIT 1 – 46 LOTS

Rob Fisher, Lifehouse Homes, 627 E. 110th, Ave., Crown Point, IN. He stated he is seeking final plat approval for Unit 1, 46 lots.

Mr. Oman stated that the TRC meet last week and discussed a few things with Mr. Fisher. Mr. Oman stated the road width is at 30', no waiver was sought. Mr. Oman discussed lot 99. He stated that the improvements along the north side of this lot would not be completed until the next phase. Because of this this lot 99 cannot be given a building permit until the road and sidewalks are put in on the next phase.

Mr. Oman stated most of the infrastructure is in on unit 1. The pond is complete and the easements on the plat that was submitted are correct. The entire phase will be under a performance bond. Mr. Fisher stated the intention of the next week will be installing and stabilizing the storm infrastructure. Mr. White stated the site is clean of debris and looks good for MS4 inspections.

Attorney Bennett asked if the issue on lot 99 was going to be a plat amendment. Mr. Oman stated no. Mr. Oman stated the permit would not get through site plan approval. He stated that he discussed this with the developer, and they are ok with it. Mr. Fisher stated from a sale standpoint it will be marked as unavailable. Mr. Konradi asked if there needs to be a stipulation on the motion. Attorney Bennett stated no because any stipulation or modification would have to be amended on a plat. This would trigger new mylars. She stated that it could be put out as a stipulation of the findings. This would make it not a condition on the plat but an understanding between the parties.

Mr. Tucker made a motion to approve final plat for Beverly Estates II, Unit 1, 46 lots, seconded by Mr. Frausto and carried with a roll call vote of all ayes.

Mr. Konradi 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.

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

ANNOUNCEMENTS: Next regularly scheduled meeting will be held on October 14th, 2021

ADJOURNMENT

With no further comments or questions, Mr. Lawrence made a motion to adjourn the meeting at 7:15pm., seconded by Mr. Konradi and carried by a voice vote of all ayes.

John Alessia, President

Greg White, Secretary