

**LOWELL PLAN COMMISSION MEETING
NOVEMBER 9TH, 2023**

President John Alessia 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 Greg White, Jim Konradi, John Alessia and Manny Frausto, Shane Lawrence, Shane Tucker and Daniel Smith were absent. Also, present was Rich Oman, Director of Planning and Development, and Town Attorney Nicole Bennett.

APPROVAL OF MINUTES:

Mr. White made a motion to approve the regular meeting minutes from October 12th, 2023 and seconded by Mr. Konradi and carried with a voice vote of all ayes.

OLD BUSINESS: None

NEW BUSINESS:

PC #20-019- Preliminary plat extension – Freedom Lakes Sub – 16904 Cline Ave

Mr. Tim Einsphar, 515 Lakeview Ct, Lowell, IN

Mr. Einsphar stated they are requesting an extension of the preliminary plat for Freedom Lakes Sub. The soil bore is done for the lift station. Trees will be removed within the next few weeks.

Discussion on if these two items are deemed start of construction.

Mr. White asked if this petition was extended before. Attorney Bennett stated yes, for 12 months as is set forth in the staff report. She stated the initial approval is good for 18 months according to the Lowell ordinance. The 12-month extension was granted in November of 2022. Attorney Bennett stated that any motion made here tonight would need a time frame. Mr. White made a motion to extend the preliminary plat for 12 months which will be 12/10/2024, seconded by Mr. Konradi. Discussion on date. The original extension was 12/10/22. It was approved on 11/10/22. Mr. White amended his motion to extend the plat to 12/12/24, which will be the date of the December meeting for the Plan Commission. Mr. Konradi seconded the amended motion and carried with a roll call vote of all ayes.

MOTION PASSED 4-0

Mr. Konradi made a motion to approve the staff report as the findings of fact, seconded by Mr. Frausto and carried with a voice vote of all ayes.

PC #23-018- Rezone – petition for a partial zone change on part of one parcel from PB (Planned Business) to B1 (Highway Business District) Parent Parcel is 12 acres. The rezone area covers approx. 1.73 acres. A petition has been filed by Lowell Plaza LLC– Lowell LLC 7954 E 108th Ave Suite B, Winfield, IN 46307. This is for a property located approx. directly north of 4500 W 181st on State Road 2. Part of Parcel # 45-20-19-377-005.000-008

James Hus, DVG, representing Lowell Plaza LLC.

He stated lot 2 of the DMK major subdivision is over 11 acres, they are requesting for the 1.73 acres west of Brandywine Dr, north of Franciscan property and extending north to an existing drainage

easement to get rezoned to B1. If the rezone gets approved the intent is to immediately follow up with a development plan.

Mr. White asked Mr. Oman what the difference in B1 was that they could not do in PB (current zone). Mr. Oman stated they are proposing a strip mall with a drive thru on one end which is not allowed in PB. He continued, B1 also allows them some more retail options. Mr. Oman stated they are proposing 3 units. Mr. Hus stated the central tenant of the building would be Anytime Fitness with a prospective 5 unit's total. Mr. Hus stated the flexibility of the drive-thru is very desired. Discussion.

Mr. White made a motion to send a favorable recommendation to the town council for the stated real estate to be rezoned from PB to B1, conditioned upon resubdivision of the final plat of the existing lot 2, seconded by Mr. Konradi and carried with a roll call vote of all ayes.

MOTION PASSES 4-0.

Mr. White made a motion to accept the staff report as the Findings of Fact, seconded by Mr. Frausto and carried with a roll call vote of all ayes

MOTION PASSES 4-0

Mr. Alessia opened the public hearing for PC 23-018. No remonstrances were heard in person or on-line. The public hearing was closed.

Mr. White stated his motion again. Mr. White made a motion to send a favorable recommendation to the town council for the stated real estate to be rezoned from PB to B1 (HWY district), conditioned upon final plat approval of the resubdivision of existing lot 2, seconded by Mr. Konradi and carried with a roll call vote of all ayes.

MOTION PASSES 4-0

Mr. White stated this motion again. Mr. White made a motion to accept the staff report as the Findings of Fact, seconded by Mr. Frausto and carried with a roll call vote of all ayes

MOTION PASSES 4-0

DISCUSSION: NONE

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

ANNOUNCEMENTS: Next regularly scheduled meeting will be held on December 14th, 2023.

ADJOURNMENT

With no further comments or questions, Mr. Frausto made a motion to adjourn the meeting at 7:16pm., seconded by Mr. White and carried by voice vote of all ayes.

John Alessia, President

Manny Frausto, Secretary