**PLAN COMMISSION MEETING**

**September 10th, 2026**

President John Alessia called the meeting to order at 7:00. The Pledge of Allegiance was recited, and a moment of silence was held. Recording Secretary, Dianna Cade called the roll. The members answering the roll call were John Alessia, Greg White, Shane Tucker, and Dave Regan. Shane Lawrence and Jim Konradi. Manny Frausto was absent. Also, present was, Rich Oman, Director of Planning and Development. Town Attorney Nicole Bennett.

**APPROVAL OF MINUTES:**

Mr. Konradi made a motion to approve the regular meeting minutes from June 11th, 2026, seconded by Mr. White and carried out by a roll call vote of all ayes.

**OLD BUSI NESS**: None

**NEW BUSINESS**:

**PC 26-008 – Meadows of Cedar Creek Final Plat – resub lots 42-45**

Paige Cripe, managing member of Meadows of CDM, LLC participates via zoom. Mrs. Bonnie Cripe is present at the meeting.

Ms. Cripe stated they are seeking a final plat approval for a resub of lots 42-45.

Mr. Oman stated the 4 lots include the pond. This portion of Castlebrook Dr. to get approved needed more storage, which was accomplished by building a pond. Lot 42 is the buildable lot; the others are part of a conservation easement which will include the pond.

Mr. Lawrence made a motion to approve PC 26-008, final plat Meadows of Cedar Creek resub of lots 42-45, seconded by Mr. White motion carried with a roll call vote of all ayes.

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

**PC 26-010 – Extension of PUD Plan – Boulder Ridge –-request to extend PUD Plan OLTHOF Homes.**

155.042 (K) (K) Extensions, abandonment, and expiration. Extensions of the time for accomplishing any matters set forth herein may be granted by the Plan Commission at a public hearing for good cause shown. Abandonment shall have occurred when no improvements have been subsequent to pursuant to the approved final detailed planned unit development for 12 consecutive months. Upon the abandonment of a development authorized under this section, or upon the expiration of five years from the date of the approval of a final detailed planned unit development for a development which has not

been completed, an amendment may be initiated as provided by law to the zoning map so that the land will be zoned into a category or categories which most nearly approximate the intended use in accordance with the Comprehensive Land Use Plan.
Rezone was approved by TC 6/23/25
PUD Plan approved by TC 09/22/25

Kevin Paszko, OLTHOF Homes. 8051 Wicker Av, St. John, IN.
Mr. Paszko stated he is seeking one year extension on the PUD plan for Boulder Ridge residential project. He discussed the approval timeline for the subdivision and section 155.042 (k). He stated OLTHOF could not start the project last year or this year due to issues with finalizing the engineering plans and other associated items. There was also an unexpected issue with Indiana American Water that was out of the developer's control and lasted several months. OLTHOF does intend to move forward with the project. The unresolved engineering items and issues with Indiana American Water have been corrected. Mr. Paszko stated per the staff report the new expiration date will be September 9th, 2027, which is the date of the regularly scheduled Plan Commission meeting for that month.

Attorney Bennett stated to clarify the expiration date is not set in stone. It is 12 consecutive months. If any work is done within the next 12 months the date will move. Discussion.

Mr. White made a motion to extend the PUD Plan for Boulder Ridge docket number PC 26-010, seconded by Mr. Regan and carried with a roll call vote of all ayes.

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

**DISCUSSSION:**

**ANNOUNCEMENTS:** Next regularly scheduled meeting will be held on October 8th, 2026

**PUBLIC COMMENT:** Nothing further is heard in person or online

**ADJOURNMENT**
With no further comments or questions, Mr. White made a motion to adjourn the meeting at 7:10pm, seconded by Mr. Lawrence and carried by a voice vote of all ayes.

John Alessia, President

Manny Frausto, Secretary