

## **LOWELL PLAN COMMISSION MEETING**

**January 17<sup>th</sup>, 2019**

President Will Farrellbegg 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, Will Farrellbegg, Chris Salatas, Jim Konradi, Eric Newell and LeAnn Angerman. Edgar Corns, and Ryan Thiel were absent. Also, present were, Town Manager Jeff Sheridan and Aj Bytnar Director of Planning and Development.

### **RULES OF PROCEDURE:**

Director Bytnar stated he wanted to make sure that all Commission members had a copy of the Rules of Procedure and if they do not, Dianna Cade can send email them. Discussion followed on new putting together packets for all members.

### **ELECTION OF OFFICERS:**

Mr. Salatas made a motion to nominate Eric Newell for President of the Plan Commission for 2019, seconded by Mrs. Angerman and carried with a voice vote of all ayes.

Mr. Salatas made a motion to nominate Will Farrellbegg for Vice President of the Plan Commission for 2019, seconded by Mrs. Angerman and carried with a roll call vote of all ayes.

Mr. Salatas made a motion to nominate LeAnn Angerman for Secretary of the Plan Commission for 2019, seconded by Mr. Farrellbegg and carried with a roll call vote of all ayes.

### **APPROVAL OF MINUTES:**

Mr. Salatas made a motion to approve the December 13th, 2018 regular meeting minutes, seconded by Mr. Farrellbegg and carried with a voice vote of all ayes. **PASSED 4-0.**

### **DISCUSSION:**

Ordinance Updates – Director Bytnar stated there are several parts of the Ordinance that needs to be updated. He gave the example of how lots were platted out about one hundred years ago and how currently sizes of lots for R-1 and R-2 zoning is around 10,000 sq. ft., but that there are areas in the older part of Town that only have 6,000 sq. ft. lots and that if something happens to those homes, by right they could not rebuild them. Director Bytnar outlined a few of the fifteen items that needed to be updated and clarified throughout the Ordinance. Including flatwork and microbreweries. He stated he also wanted to have a discussion in regards to the State Road 2 and US 41 overlay. One of the things that will be extremely important as Lowell develops to the west and to the east are road cuts, signage, landscaping, cross access, and tying that in to an overall thoroughfare plan. Directory Bytnar stated some items that are in the Ordinance will be moved to the Rules and Procedure to allow more ease in which to be revised.

Quick Impact Place Base Grant for 2019 – Director Bytnar stated the application period just opened for this grant through ORCA. This would be a good kickoff to some of our placemaking projects through town to draw people to our Downtown area. It is a \$5,000 grant, which we would have to match \$2,500, and there are attached examples of past recipients of the grant and what they have done with that. Mr. Salatas stated when he saw the examples, he was thinking of a red devil statue in honor of Superfan Eddy who recently passed. The Commission agreed. Town Manager Jeff Sheridan also suggested a mural of pictures with the Town logo in one of the parks. Director Bytnar stated he wanted to start the discussion here, but that it will ultimately be sent to the Town Council for approval and direction in submitting the application. He then listed a few eligible projects for the grant, and discussion followed.

Director Bytnar stated another grant you can apply for is called Creating Places through IHCA, which is up to \$50,000, but it is crowd funded so it would not be municipal funds, but rather individual donors. The Parks Department should be leading this one as it would work in with their master plan. Director Bytnar gave a rundown of how the program works and explained how DeMotte, Chesterton, and Warsaw used this grant in the past. He stated we would need more public input to see what the people of the Town want to see before jumping in to anything. Mr. Farrellbegg asked how they would get the public involved. Director Bytnar suggested tying in a survey with an event that is going on downtown where the public already is rather than asking them to come to a meeting. Discussion followed regarding possible ideas for projects.

Director Bytnar stated the last program is Next Level Trails, which the Governor announced in 2018. We are not ready for the first round that ends next month. We do not have right-of-way acquisition or a good plan of where we would want a bike trail, but what has been said is that we would like to find a trail from downtown to Freedom Park. The Commission agreed with that area of pathway. Director Bytnar stated our challenge is to determine the route and work on acquisitions of property so that we can be ready for the next round, which should be later this year. Town Manager Sheridan stated they could not guarantee that a second round would be later this year. There will be one, but they have not been able to guarantee when. He stated we did submit an application for funding for a trail that connects Liberty Park to Freedom Park, which SEH had come up with a route for, but there was an area where we did not own the right-of-way for it. The key for future trail funding is if the Town can invest the resources to develop the project so that when money comes available you are ready to move forward on it and we have a design that the community buys in to.

**PUBLIC COMMENTS:**

Melanie Sobocinski, 232 Willow St. told the Commission about a plow truck that recently hit a car and blocked the one and only entrance/exit to Carriage Crossing. She expressed her concern with the single exit for the entire subdivision and stated that she hopes something could be done before any further building is done in that subdivision. Ms. Sobocinski read from a post that was made regarding the accident on their subdivision's page and brought the comments to the Commission. She closed stating that they are asking for a second exit and for it to make sense with the flow of the subdivision before any future development be done. Mr. Salatas asked Mr. Sheridan to double check with the Chief of Police to make sure that they are enforcing the no parking on the streets ordinance after two inches of snow fall. Town Manager Sheridan stated he will remind them and that they have also made citizens aware that there is no parking on the streets after two inches of snowfall. Ms. Sobaczinski stated there was no snow that day, he was salting.

**ANNOUNCEMENTS:**

Mr. Newell stated that the next regularly scheduled meeting will be on February 14th, 2019 at 7pm. Mr. Salatas made a motion to change the regularly scheduled meeting to February 21<sup>st</sup>, 2019 at 7pm, seconded by Mr. Farrellbegg and carried with a voice vote of all ayes.

**ADJOURNMENT:**

With no further comments or questions, Mr. Konradi made a motion to adjourn the meeting at 8:03pm, seconded by Mr. Salatas and carried by a voice vote.

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Eric Newell, President

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Will Farrellbegg, Secretary

