

## **LOWELL PLAN COMMISSION MEETING**

**March 12th, 2020**

President Will Farrellbegg called the meeting to order at 7:01pm. 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, Chris Salatas, LeAnn Angerman., Jim Konradi, Shane Lawrence, Greg White and Eric Newell. Also, present were Rich Oman, Director of Planning and Development, and Town Attorney Nicole Bennett.

### **APPROVAL OF MINUTES:**

Mr. Newel made a motion to approve the regular meeting minutes of February 20<sup>th</sup>, 2020, seconded by Mr. White and carried with a voice vote of all ayes.

### **NEW BUSINESS:**

PC #20-009 - An application to request a waiver from Subdivision Control Ordinance §155.191 (C), §155.195 (F)(7) street design, for a parcel within the Town boundaries of Lowell, IN has been filed by Providence Homes at Regency Inc., 700 Springer Dr., Lombard, IL 60148, Representative for Providence Homes: Doug Ehens. Heritage Falls Phase 3 Unit 2, Parcel #45-19-15-451-004.000-038.

PC #20-007, Final Plat Approval, Petitioner: Providence Real Estate, Heritage Falls, Phase 3 Unit 2.

Mr. Doug Ehens, Providence Real Estate, 1916 W. 132<sup>nd</sup> Ave, Crown Point, IN. He stated they are requesting a waiver, for Hertiage Falls Phase 3 Unit 2. He stated he met with staff and in going thru the entire subdivision there is a couple of different street widths in Heritage Falls. He stated for consistency it made sense to take the street to 28 feet width to match existing streets in parts of the neighborhood.

Mr. Ehens stated they are seeking tonight final plat approval for Phase 3 Unit 2. He stated the unit consists of 30 lots. He stated the lot sizes and layout are consistent with the previously approved primary plat. One hundred percent of the underground utilities are complete and all but 500' of the road on the south end of Hoshaw are complete.

Mr. Konradi opened the public hearing, no remonstrators were heard.

Mr. White asked the status of the performance and maintenance bonding. Mrs. Angerman asked which current streets in Hertiage Falls were at 28' wide. Mr. Oman using the displayed map indicated which ones. He stated it is Paul Revere, Nightingale, Adams, Mayflower and Hoshaw. Discussion followed.

Attorney Bennett stated that the name change from Independence to Hoshaw must be on the final mylar.

Mr. Salatas made a motion to approve PC #20-009 street width granting the waiver, seconded by Mrs. Angerman and carried with a roll call votes of all ayes.

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

Mr. Salatas made a motion to approve PC -20-007, Hertiage Falls Phase 3, Unit 2, Final plat, seconded by Mr. Newell and carried with a roll call vote of all ayes.

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

PC #20-010 - to consider an application to request a zone change for a partial of a parcel from B1 to R2 single family. Petition has been filed by Richard Zunica, PO Box 302, Lowell, IN 46356. This is for property located at approx. south side of 173<sup>rd</sup> Ave, lying east and west of Village Parkway. Part of parcel number: 45-19-22-126-001.000-038.

Mr. Doug Rettig, DVG, 1155 Troutwine Rd., Crown Point, IN. He stated he is representing DIVI Development and Richard Zunica. He stated that with him tonight was Chris Adams, owner Sierra Homes who is also part of the development team.

Mr. Rettig stated the parcel is approx. 8.6 acres and was rezoned years ago to commercial from residential. They are petitioning tonight to change it back to R2 residential. The wetlands on the property have been recently delineated. Discussion followed on the location of this parcel.

Mr. Konradi opened the public hearing, no remonstrances were heard.

Mrs. Angrman asked for clarification on where the parel was? Discussion followed.

Mr. Salatas made a favorable recommendation for PC 20-010 requesting a zone change from B1 to R2, seconded by Mr. Newell and carried with a roll call vote of all ayes.

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

**DISCUSSION: NONE**

**ANNOUNCEMENTS:** Next regularly scheduled meeting is on April 9<sup>th</sup>, 2020

**PUBLIC COMMENTS: NONE**

Attorney Bennett stated that with Mr. Farrellbegg's resigning from the Town Council, that leaves an opening on this Board. She stated once the democratic caucus is held and a new councilman is determined it will be up to the Town Council at that time to appoint a new Plan Commission member . Automatically the Vice President succeeds to the President level and the election would be for a Vice President. Unless the Vice President does not want the President position he would need to resign and then both positions would be up for election. Mr. Konradi stated he can do it the rest of the year as the President.

**ADJOURNMENT:**

With no further comments or questions, Mrs. Angerman made a motion to adjourn the meeting at 7:25pm, seconded by Mr. White and carried by a voice vote of 6-0.

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Jim Konradi, President

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LeAnn Angerman, Secretary