

**Kendallville Advisory Plan Commission**  
**October 7, 2019 7:00 PM**  
**City Hall Council Chambers**  
**234 S. Main St., Kendallville, IN 46755**

**Call to Order**

**Roll Call**

**Pledge of Allegiance**

**Review of Previous Minutes**

September 2019 minutes

**Old Business**

**New Business**

SD-2-19, Preliminary Plat, Minor Subdivision, 2 lots  
Urban Estates, Corner Sherman Street and Waits Road  
Applicant – MBN Properties, LLC

SD-3-19, Preliminary Planned Unit Development Plan Approval  
Northeastern Center Promise House, 1900 Block of Dowling Street  
Applicant – Brad Schrage

Public Hearing – Zoning Code amendments

**Report of Officers and Committees**

**Additional Comments by Members**

**Adjournment**

**GENERAL ORDINANCE NO. \_\_\_\_\_**

**An ordinance amending General Ordinance Number 1205 in the City of Kendallville, Noble County, State of Indiana, such ordinance being known as the *Zoning Code for the City of Kendallville, Indiana*, by amending the following sections:**

**BE IT RESOLVED** by the Common Council of the City of Kendallville, Indiana:

**SECTION 1.** That General Ordinance Number **1205** being known as the *Zoning Regulations of Kendallville, Indiana, 1998*, is hereby amended as follows:

Article II – Definitions

Add to this article the following definition after “Recreation Center / Play Center”.

Recreational land – Land designated within a development for the use of all occupants or residents for leisure or recreation. Such area shall include grass areas, stone areas and similar areas. Recreational land shall not include public or private sidewalks, parking spaces or parking lots, dumpster pads, detention or retention ponds, or spaces specifically designed to serve a single tenant, i.e. patio spaces.

Section 9.01. Intent.

Add to the end of the second paragraph the following:

The default development standards for the proposed use(s) within the Planned Development shall establish the basic requirements for Planned Unit development approval unless specifically waived by the Commission.

Add to the end of the third paragraph the following:

A Planned Unit Development should provide two (2) or more of the following benefits not possible under the requirements of another zoning district, as determined by the Plan Commission:

1. Preservation of significant natural features or farmland.
2. A complementary mixture of uses or a variety of housing types that provides a benefit to the City over conventional development.
3. Common open space for passive or active recreational use.
4. Mitigation to offset community impacts such as public highway improvements.
5. Redevelopment of a nonconforming site where creative design can address unique site constraints.

Section 9.05. Residential Planned Unit Development regulations

Delete the text of subsection 1 in its entirety.

Change subsection “2” to read subsection “1”.

Change subsection “3” to read subsection “2”. Delete “developed” from new subsection 2. b and replace with “dedicated”.

Delete subsection 4 in its entirety without substitution.

Section 9.06. Commercial Planned Unit Development regulations

Delete the text of subsection “5”

Change subsection “6” to read subsection “5”.

Sec. 9.08. Combination Planned Unit Development regulations.

Delete the third sentence of the paragraph without substitution.

Add a sentence to the end of the paragraph to read: “All combined planned unit developments shall clearly identify by description the portion of each area designated to the corresponding use.”

**SECTION 2.** That this ordinance shall be in full force and effect from and after it’s passage and approval by the Mayor.

**Passed by the Common Council of the City of Kendallville this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.**

	Yea	Nay	Abstain	Absent
Regan Ford	_____	_____	_____	_____
Corey Boese	_____	_____	_____	_____
Jim Dazey	_____	_____	_____	_____

Steven Clouse

\_\_\_\_\_

Amy Ballard

\_\_\_\_\_

ATTEST:

\_\_\_\_\_  
W. Suzanne Handshoe, Mayor

\_\_\_\_\_  
Sheryl Hanes  
Clerk-Treasurer

The foregoing ordinance was presented by me to the Mayor of the City of Kendallville, Indiana on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_ at the hour of \_\_\_\_\_.M.

\_\_\_\_\_  
Sheryl Hanes  
Clerk-Treasurer

**APPROVED** and signed by me on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_ at the hour of \_\_\_\_\_.M.

\_\_\_\_\_  
W. Suzanne Handshoe, Mayor