

Kendallville Advisory Plan Commission

Meeting Minutes

January 7th, 2018

Council Chambers-City Hall 7:00 PM

President Rick Kiersey called the meeting to order at 7:00 p.m.

MEMBERS PRESENT: Amy Ballard, John Blume, Dave Button, Lisa Cordial, Rick Kiersey, Todd Hanes, Michael Fitch, Ray Scott and Larry Weber.

MEMBERS ABSENT: Regan Ford

STAFF MEMBERS PRESENT: Dave Lange, Interim City Planning and Zoning Director.  
Lori Jansen, Attorney for the Plan Commission.

REVIEW OF PREVIOUS MINUTES: Ray Scott made a motion to accept the minutes as written. Larry Weber 2nd the motion. Motion passed.

PETITIONS AND COMMENTS: None

OLD BUSINESS: None

NEW BUSINESS:

Z-4-18, Petition to Amend Zone Map

C-1A, Local Commercial, Professional Business District to C-2A, General Commercial District

N/W Corner Fairview Blvd and Dowling Street

Applicant-Hunter Chase LLC

John Ferrier, Hunter Chase LLC, 355 Lane B, Hamilton Lake, Hamilton, IN told commissioners he purchased the lot originally for the Parkview Group a number of years ago. Parkview changed their mind about the location they wanted and he was left with the property. It has been unable to sell, he believes, because the dynamics of the area have changed. Ferrier proposed having some offices, outdoor storage, warehouses and flex space for a zoning of C2A. JR Parent sent a letter requesting a barrier between their property and the current empty lot. Ferrier said he will have a barrier and will contact Parent about the type of barrier wanted. Ferrier went on to say the property may accommodate up to 3 businesses, may be leased out and will have some kind of time limit on out door equipment storage. Ferrier also told commissioners the buildings would have a pleasing façade of different types.

#### PUBLIC COMMENTS:

Linda Campbell of 1110 Dowling Street, located adjacent to the property asked what kind of businesses could be on the property for C2A zoning. The possibilities were read from the list.

Dave Button made a motion to give Z-4-18, C-1A, Local Commercial, Professional Business District to C-2A, General Commercial District, N/W Corner Fairview Blvd and Dowling Street a favorable recommendation based on the Findings of Fact. Ray Scott 2<sup>nd</sup> the motion. Motion Passed.

REPORTS OF OFFICERS AND COMMITTEES: None

#### ADDITIONAL COMMENTS BY MEMBERS:

Ray Scott made a motion to retain President-Rick Kiersey, Vice President-John Blume and Secretary-Lisa Cordial, Officers of 2018, as Officers of 2019. Todd Hanes 2<sup>nd</sup> the motion. Motion passed. Sub-Committee members for 2019 remain the same.

John Blume made a motion to adjourn the meeting. Lisa Cordial 2<sup>nd</sup> the motion.

Meeting was adjourned by President Rick Kiersey at approximately 7:40 PM.

Respectfully submitted,

Lisa Cordial

Secretary