

Kendallville Advisory Plan Commission

Meeting Minutes

September 9th, 2019

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. Amy Ballard 2nd the motion. Motion passed.

PETITIONS AND COMMENTS: None

Old BUSINESS: None

NEW BUSINESS:

SD-1-19, Preliminary Plat Approval, Orchard Place Section VI

Applicant/Owner – Biggs Indiana Properties

Renewal of approval, 16 lots of final section of Orchard Place Subdivision

Expired reference Appendix A, Subdivision Regulations, Section 4.03

Brett Miller of 221 Tower Drive, Monroe, MI., 46772 speaking on behalf of Biggs Indiana Properties, 522 S. 13th Street, Decatur, Indiana 46733 requests approval for the last

remaining 16 lots at Winesap Way in Orchard Place. The deadline for the initial approval has expired and needs reapproval. Water and sewer lines are already in place. Dave Button made a motion to send a favorable recommendation for reapproval to City Council for SD-1-19, Preliminary Plat Approval, Orchard Place Section VI, Applicant/Owner – Biggs Indiana Properties, Renewal of approval, 16 lots of final section of Orchard Place Subdivision, Expired reference Appendix A, Subdivision Regulations, Section 4.03. Michael Fitch 2nd the motion. Motion passed.

REPORTS OF OFFICERS AND COMMITTEES: Dave Lange asked the Plan Commission for discussion on changes to PUD requirements. Discussion followed on:

- 1] Recreation area: area not to include hard space, percent and area recommended.
- 2] Two conditions of intent to be met
- 3] Changes do not need to be approved
- 4] Starting point is the underlying use
- 5] Public hearing 1st then recommendation to City Council.

John Blume made a motion to pursue with the public hearing in order to proceed with the changes to the PUD Ordinance. Dave Button 2nd the motion. Motion passed.

Citizens Planners Guide discussion on Plan Commission's basics, program for addresses, terms continue as appointed, comprehension plan, outside influences, certified mailing for rezone and subdivisions, etc... Dave Lange suggested a procedural committee to address the concerns. A tentative date is set for the 1st of 2020.

ADDITIONAL COMMENTS BY MEMBERS: None

John Blume made a motion to adjourn the meeting. Ray Scott 2nd the motion.

Meeting was adjourned by President Rick Kiersey at approximately 8:25 PM.

Respectfully submitted,

Lisa Cordial

Secretary