

Kendallville Advisory Plan Commission

Meeting Minutes

October 7<sup>th</sup>, 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: Dave Button made a motion to accept the minutes with changes to the 3<sup>rd</sup> item listed, taking the word not out. Also, replacing John Blume with Michael Fitch in the closing amendment. Amy Ballard 2nd the motion. Motion passed.

PETITIONS AND COMMENTS: None

Old BUSINESS: None

NEW BUSINESS:

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

Joe Herendeen of Sauer Land Surveying, Inc., 14033 Illinois Road, Suite C, Fort Wayne, IN 46814, speaking on behalf of NBM Properties, 7563 E. Lincolnway Road, Columbia City, IN 46725, addressed the Plan Commission concerning SD-2-19. Herendeen said there are 2 lots, he is unsure if lot 2 is buildable, but the plan is to build on the west side of lot 1. Herendeen said the access road would come from Waits Road. Also, there is municipal water access to the property but, the owner will have a septic system with a permit.

PUBLIC HEARING: Dave Lange told commissioners a couple neighbors asked about the project but, were disinterested.

Ray Scott made a motion to approve SD-2-19, Preliminary Plat, Minor Subdivision, 2 lots. Urban Estates, Corner of Sherman and Waits Road. Dave Button 2<sup>nd</sup> the motion. Motion passed. Larry Weber made a motion to approve SD-2-19, Secondary Plat, Minor Subdivision, 2 lots. Urban Estates, Corner of Sherman and Waits Road. Amy Ballard 2<sup>nd</sup> the motion. Motion passed.

SD-3-19, Planned Unit Development Plan Approval

Northeast Center Promise House, 1900 Block of Dowling

Applicant- Brad Schrage

Dave Button made a motion to table SD-3-19, Planned Unit Development Plan Approval Northeast Center Promise House, 1900 Block of Dowling due to applicant not showing up. Todd Hanes 2<sup>nd</sup> the motion. Motion passed.

Public Hearing – Zoning Code Amendments

PUBLIC HEARING: Opened/Closed

John Blume made a motion to send a favorable recommendation to City Council to adopt the amendments to Ordinance 1205 of the Zoning Code for the city of Kendallville, Indiana 46755. Todd Hanes 2<sup>nd</sup> the motion. Motion passed.

REPORTS OF OFFICERS AND COMMITTEES: Ray Scott and John Blume of the Master Plan Committee said progress is being made on the Comprehensive Plan.

ADDITIONAL COMMENTS BY MEMERS: None

Michael Fitch made a motion to adjourn the meeting. Ray Scott 2<sup>nd</sup> the motion.

Meeting was adjourned by President Rick Kiersey at approximately 7:25 PM.

Respectfully submitted,

Lisa Cordial

Secretary