

Kendallville Advisory Plan Commission

Meeting Minutes

December 2, 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, Regan Ford, Michael Fitch and Larry Weber.

MEMBERS ABSENT: Ray Scott

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

REVIEW OF PREVIOUS MINUTES: John Blume made a motion to accept the minutes with the change of the word "available" to the words "on site" as amended. Regan Ford 2nd the motion. Motion passed.

PETITIONS AND COMMENTS: None

Old BUSINESS: SD-3-19, Preliminary Planned Unit Development Plan Approval

Northeastern Center Promise House, 1900 Block of Dowling Street

Applicant – Brad Schrage

Brad Schrage of 90250 River Rd. Indianapolis, Indiana 31000 restated the intent for the Promise House to the Plan Commission members. Schrage said there will be 2 buildings. One being the maintenance building for storage of equipment and the other being the main house. Schrage showed a map of the neighborhood with the intended buildings. Schrage also said, the main facility would be 6000 square feet, 8 beds and

have a 24 hour staff. John Blume stated for the record the 1<sup>st</sup> public notice that went out with incorrect information was not an intent to inhibit information about the project. The 2<sup>nd</sup> notice had the correct information. Dave Lange stated the Preliminary Plan approval gives Northeastern Center the ok to proceed and they need to return for the final approval. Dave Button made a recommendation to approve SD-3-19, Preliminary Planned Unit Development Plan Approval, Northeastern Center Promise House, 1900 Block of Dowling Street. Mitch Fiandt 2<sup>nd</sup> the motion. Motion passed.

**NEW BUSINESS: Stanley Petition**

Ron Stanley of RT Monuments located currently at Main Street, Kendallville, IN 46755 petitioned the Plan Commission for a change to figure 6 in the zoning code of Kendallville. Stanley said the guidelines are from forty years ago and do not reflect the changes in services and facilities required. Stanley wants to relocate his facility to the corner of US 6 and Riley Rd. where the Preferred Auto building is standing. Stanley also wishes to have a crematory with on sight services and his monument sales. Stanley also stated there are requirements of the Indiana State Board of Health that he still has to follow. Dave Lange said provisions have changed and recommends the Commission remove the special exception requirements found in figure 3 of the Zoning Code and allow a crematory to be placed in C-1B, C-2A, I-1 and I-2 districts. Lori Jansen added that it makes the most sense for Kendallville. Regan Ford made a motion to remove the special exception requirements found in figure 3 of the Zoning Code and allow a crematory to be placed in C-1B, C-2A, I-1 and I-2 Districts. Todd Hanes 2<sup>nd</sup> the motion. Motion passed.

**REPORTS OF OFFICERS AND COMMITTEES: None**

**ADDITIONAL COMMENTS BY MEMBERS: None**

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 7:45 PM.

Respectfully submitted,

Lisa Cordial

Secretary