

Kendallville Advisory Plan Commission

Meeting Minutes

March 2, 2020

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, Michael Fitch, Regan Ford, Rick Kiersey, Todd Hanes and Larry Weber.

MEMBERS ABSENT: None

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 as written. Dave Button 2nd the motion. Motion passed.

PETITIONS AND COMMENTS: None

Old BUSINESS: None

NEW BUSINESS:

SD-1-20, Preliminary Plat Approval- Minor Subdivision

Hidden Ego Subdivision-W. Ohio Street

Applicant-Reliable PMW Properties, LLC

Chuck Drerup representing Reliable PMW Properties told the Plan Commission about the property at 500 block of W. Ohio Street. Drerup said Reliable currently leases the

property to Hidden Ego which contains an outdoor recreation center. Also, on the parcel is a solar array field which will remain on a separate lot. Dave Lange said all requirements are met for preliminary and secondary plats. Regan Ford made a motion to give SD-1-20, Preliminary Plat Approval- Minor Subdivision, Hidden Ego Subdivision-W. Ohio Street as submitted. Amy Ballard 2nd the motion. Motion passed. Regan Ford made a motion to give SD-1-20, Secondary Plat Approval- Minor Subdivision, Hidden Ego Subdivision-W. Ohio Street as submitted. Amy Ballard 2nd the motion. Motion passed.

SD-2-20, Preliminary Plat Approval – Minor Subdivision

Woodland Pine Subdivision – 400 Block of Wood Street

Applicant – Urnest Construction LLC

Randy Sexton – 108 E. Main Street, Albion, Indiana 46701, speaking on behalf of Urnest Construction, LLC of P.O. Box 631, Kendallville, Indiana 46755, told commissioners that the property in the 400 block of Wood Street is to be 2 lots with homes situated on each lot. Dave Lange informed the commission the side yard of one lot is reduced to 5 feet instead of 7 feet, there will be 2 driveway cuts off of Wood Street and the proposed subdivision meets all preliminary and secondary requirements.

PUBLIC HEARING: Holly Pita of 550 Wayne Street, asked about the price range of the houses. Randy Sexton said the houses will have many amenities to be incorporated and that one house will have 1600 square feet, while the other will be priced around \$220,000.

Dave Button made a motion for SD-2-20, Preliminary Plat Approval – Minor Subdivision, Woodland Pine Subdivision – 400 Block of Wood Street as submitted. Larry Weber 2nd the motion. Motion passed. Dave Button made a motion for SD-2-20, Secondary Plat Approval – Minor Subdivision, Woodland Pine Subdivision – 400 Block of Wood Street as submitted. Larry Weber 2nd the motion. Motion passed.

SD-3-20, Preliminary Plat Approval – Major Subdivision

Noble Creek Subdivision – Sherman Street/East Waits Street

Applicant – Sherman Waits LLC

Josh Padgett of MLS Engineering, 10060 Bent Creek Boulevard, Fort Wayne, Indiana 46825, speaking on behalf of Sherman Waits LLC, P. O. Box 510, New Haven, Indiana 46774 and owner Brad Griffiths, told commissioners the proposed subdivision would have 72 lots. Padgett said there would be an easement through Lash Ditch to carry drainage to the west side through the wetlands. Dave Lange said there is a Noble County ordinance to deal with the drainage issues. Lange also said preliminary plat requirements have been met.

PUBLIC HEARING: Vicky Rowe of 1480 Sherman Street asked about having to hook up to sewer lines. Dave Lange said it would not be a requirement for her address. Austin Arnold of 1865 Waits Rd. asked about drainage and buffering. Arnold was told there are no plans for a fence but there will be some built up buffering. Quinton Howell of 849 East Waits Rd. asked about being forced to annex. Dave Lange said all he could do is speak with the Mayor on his behalf. Brian Leitch, CFO of ENSC thanked all of those involved with getting the project off the ground.

John Blume made a motion for SD-3-20, Preliminary Plat Approval – Major Subdivision Noble Creek Subdivision – Sherman Street/East Waits Street as submitted. Regan Ford 2nd the motion. Motion passed.

COMMENTS BY MEMBERS: John Blume said the Master Plan Committee will meet one more time before reporting to the commissioners.

ADDITIONAL COMMENTS BY MEMBERS: None

Michael Fitch made a motion to adjourn the meeting. Amy Ballard 2nd the motion.

Meeting was adjourned by President Rick Kiersey at approximately 7:45 PM.

Respectfully submitted,

Lisa Cordial

Secretary