

# NEW HAVEN PLAN COMMISSION

City of New Haven • 815 Lincoln Highway East • New Haven, IN 46774  
Ph: (260) 748-7040 • Fax: (260) 748-7075

## MEETING MINUTES

February 11, 2020

Mickey Hill called the meeting to order at 7:00 p.m. in the City Council Chambers of the City Administration Building.

Members Present: Mark Anderson, Troy Bennigan, Jim Bradley, Leon Davis,  
Troy Ganser, Darrin Good, Mickey Hill, Rick Trabel

Members Absent: Matthew Kennedy, Jon Stauffer

Staff Present: Rob Gutierrez, Renae Meredith, Pat Hess

### Election of Officers

Jim Bradley offered a motion to retain the same officers from 2019, with the exception of Vice President and the nomination was seconded by Rick Trabel. Jim Bradley nominated Leon Davis as Vice President and the nomination was seconded by Mickey Hill. 2020 officers are President Mickey Hill, Vice President Leon Davis and Secretary Rick Trabel. The Board voted unanimously elect officers for 2020 as nominated.

### Old Business

#### A. Approval of minutes from the July 16, 2019 meeting

Rick Trabel offered a motion to approve the minutes as written. The motion was seconded by Jim Bradley and passed unanimously.

### New Business

#### B. 20-DV-01 Secondary Development Plan (Kady Gene Cove)

Dawn Gallaway on behalf of Keller Development Inc. is requesting Secondary Development Plan approval for a 100 duplex units/52 Buildings development located in the 2600 block of Turnpointe Blvd., New Haven, Indiana. The plans have not changed from the Primary Plan.

They have been working hard since May to get all approvals. The plan has not changed since the primary. We are still planning on 50 units in Phase I and 50 units in Phase II. They are on schedule to start building in April. They had a request from Glenridge Manor to do a different fence. They wanted an 8ft fence, but Keller will be doing a 6ft shadow box board on board which has been on the plans in the primary.

Opened to questions from the board. Rick Trabel asked if there is any possibility that the whole development be 55 and over or is that not in the plans? Currently this will not be done and part of the reason is that the units are all 2-bedroom duplexes and because there will 100 units. They will be leasing them, so they didn't want to restrict them. Rick Trabel asked what the cost of them will be? Dawn said rent \$850 to \$900 for the 2-bedroom and

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the 55 and over will be income based so between \$350 and \$750 range depending on income.

Darrin Good spoke about streetlights and that they will be maintained by the association. There is currently a drain issue along the street to the south. The storm sewer they are installing will take care of that problem. Safety concerns where the roadway goes along the trail were discussed and they presented a landscaping plan to take care of that. They will be using boulders to separate the walking path and the road.

Mickey opened the floor up to the public with any question for this development. Mike, the President of the Association, said he is all for this development and can't wait for it to begin.

Mickey opened the floor up to people with questions against the development. Lee (no last name given) is wondering what this will do to the Turnpoint addition? This addition will help with the maintenance which will be better for Turnpoint. John Kohlmeier, Jr. said the plat will be adjusted and it is a joint venture with Turnpoint and Katy Gene Cove which will be good for everyone. John Lancaster, on behalf of Glenwood Manor Trailer Park, asked for an 8ft fence for privacy between Glenwood Manor and Katy Gene Cove. Dawn said there was an agreement to put a 6ft shadow box fence and this was done awhile ago. Dawn also said that there is 50ft between the property line and the homes.

Rob Gutierrez went over the Staff Report for the Secondary development plan. The Staff recommends approval of the Secondary Development Plan based on the following findings:

1. The applicant has submitted a Secondary Development Plan and application that is in conformity with the submission requirements identified in the New Haven Zoning Code.
2. With respect to the subject application, staff finds that the Secondary Development Plan is consistent with the New Haven Comprehensive Plan, and it meets the requirements of the New Haven Zoning Code.

Troy Ganser offered a motion to accept 20-DV-01 as presented. The motion was seconded by Rick Trabel and passed unanimously. The Secondary Development Plan for Kady Gene Cove has been accepted.

### C. Amended and Restated Rules of Procedure

Pat Hess went over the Restated Rules of Procedure for the Plan Commission. It has been 10 years since these have been cleaned up so it's time to look over them and update them. One thing the commission should look at is the fee structure. Pat wanted everyone to look at 5.7 Contact Prohibited, no one should contact any member of the Commission, orally or in writing, in advance of the public hearing.

Mickey would like more time to look these procedures over. These procedures have been tabled until the March meeting so the commission can have more time to look over them.

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### D. 20-SI-01 Staff Item

Discussion of new numbering system for Plan Commission Case files.

Rob Gutierrez talked about the organization and record keeping of the Plan Commission case files, staff is requesting approval for a new case docket naming system. The new naming system will comply with the Rules of Procedure for the City of New Haven Advisory Plan Commission Section 4.02 Docket, which requires that cases be numbered sequentially beginning on January 1<sup>st</sup> of each year.

Currently all Plan Commission cases are labeled sequentially: PC-01-2020, PC-02-2020...(PC-Case Number-Year), without regard to matter of the case. Staff is requesting a new naming convention for Plan Commission case as follows:

Year – Case Type – Case Number e.g. 20-Z-01.

### E. 20-SI-02 Staff Item


Discussion of potential updates to New Haven City Zoning Ordinance Section 151.115 Development Plans.

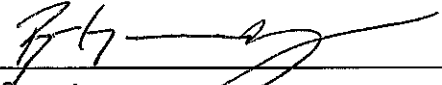
Rob Gutierrez talked about Draft text of the Development processes and standards. 151.140 Development Plans is not quite clear. This is modeled after Allen County and Fort Wayne. Rob made comments some things are new and some are existing. We require a Primary and Secondary and we don't always need a Secondary. 151.141 Site Plan Review used to make sure everything was submitted correctly.

Rob suggested the committee to take home the redline and clean copy of the Development Plans and the copy of the Definitions to look over and make comments and then bring them back to the next meeting.

### Adjournment

Mark Anderson offered a motion to adjourn the meeting. The motion was seconded by Troy Bennigan and was approved unanimously.

  
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President

  
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Secretary