

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

March 10, 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: Ivan Almodovar, Troy Bennigan, Jim Bradley, Leon Davis, Troy Ganser, Mickey Hill, Matthew Kennedy, Rick Trabel

Members Absent: Mark Anderson, Darrin Good, Jon Stauffer

Staff Present: Rob Gutierrez, Renae Meredith, Attorney Pat Hess

Old Business

A. Approval of minutes from the February 10, 2020 meeting

Troy Bennigan made a motion to approve the minutes as written. The motion was seconded by Rick Trabel and passed unanimously.

New Business

All votes from now on will be a roll call vote.

B. 20-DV-02 Primary and Secondary Development Plan (CDT)

Rob talked about this being zoned Industrial Planned and our ordinance request that they come to us with a development plan. The original development plan was PC-12-1990 did not include plans for additional buildings. The new building would come as a substantial change to the development plan. Todd Bauer, on behalf of Continental Diamond Tool, required Primary and Secondary Development Plan approval for a proposed 56.26-acre tract of land located in the 10511 Rose Ave. New Haven, Indiana. Todd Bauer wants to amend approximately 100,000 sq. ft plus office space pursuing two additional buildings that will come within 10 feet of property line. This will also add jobs to New Haven.

Jim Bradley inquired about the additional two new buildings and the water run-off, and what would this do to the water detention? Todd said DLZ has been reviewing plans to use the 30-inch storm ditch pipe and also adding to detention ponds. Rick Trabel asked if you would need a detention pond where would you put it? Todd said they would use some of the area around building B for the pond.

Since this was a public hearing, Mickey opened the floor to the public for any questions regarding this development.

Rob Gutierrez reviewed the Staff Report for the Secondary development plan for Cedar Oak Industrial Park. The Staff Report covered floodplain, lighting, landscaping, signs, and flagpole. The building will also include six (6) loading docks for trucks and will be located on the south and north ends of the west elevation.

City Staff recommends that the following conditions be placed upon approval of the subject Primary & Secondary Development Plan application:

1. Prior to the issuance of any **Improvement Location Permits** for structures within this Planned Development, the applicant will work to address any and all remaining engineering and planning staff comments or questions resulting from site plan review.
2. Prior to the issuance of a **Certificate of Compliance** for Spec Building B, the installation of the landscape screening between driveways and loading docks areas as depicted on the landscape plan must be completed. The landscape screening shall be maintained throughout the life of the development.
3. **This development is not exempt from compliance with the zoning subdistrict requirements of Section 151.123(B)(1) I-2 General Industrial District Enclosed Buildings**, which requires that all operations are conducted within enclosed buildings and all materials and products are stored within enclosed buildings or effectively screened by a wall or screen not less than six (6) feet high.
4. **The approval of this Primary & Secondary Development Plan shall be valid for thirty-six (36) months from the date of approval.** If approval of an Improvement Location Permit for some portion of the land covered by the Primary & Secondary Development Plan approval is not obtained within that thirty-six (36) month period, both the Primary and Secondary Development Plan approval shall be null and void.

Troy Bennigan made a motion to accept 20-DV-02 as presented. The motion was seconded by Jim Bradley. After a roll call vote, the development plan was approved with a 7 - 3 vote. The Primary/Secondary Development Plan for Continental Diamond Tool was accepted.

C. Amended and Restated Rules of Procedure

Attorney Hess reviewed the Restated Rules of Procedure for the Plan Commission. It has been 10 years since these have been amended. One thing the Plan Commission should consider is the fee structure. Attorney Hess wanted everyone to look at section 5.7 Contact Prohibited, that states, "No one should contact any member of the Commission, orally or in writing, in advance of the public hearing." Attorney Hess made one revision to section 5.4 Conflict of Interest. He changed the provision that no one could speak to a plan commission member. "If a member has a true conflict of interest with a project, they should contact the President." Attorney Hess revised changed the

provision to reflect a true conflict of interest according to state law which definition is very clear of what a conflict of interest is. That is the only change from our last meeting.

Leon Davis made a motion to accept Amended and Restated Rules of Procedure for the City of New Haven as presented. The motion was seconded by Troy Bennigan and passed unanimously. The Amended and Restated Rules of Procedures for the City of New Haven was accepted.

D. 20-TXT-01 Text Amendments

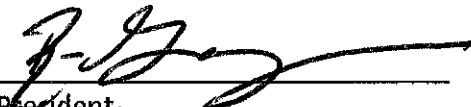
Discussion of potential updates to New Haven City Zoning Ordinance Section 151.115 Development Plans was held. Rob had a conversation with Kim Bowman and Paul Blisk from the Allen County Planning Department. They suggested that we adopt the Allen County ordinance and then make changes to fit New Haven. Rob will work with Dave Schaab to work through the Fort Wayne ordinance to see what works for us. We will review this and suggest any amendments that should be made. This was tabled until the next meeting.

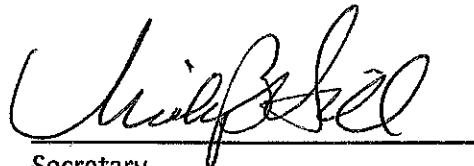
E. Other Business

Discussion of the trail project that is associated with Kady Gene Cove was held. The trail is part of the Meadowbrook project. Rob is obtaining more information on this.

Adjournment

Leon Davis made a motion to adjourn the meeting. The motion was seconded by Troy Bennigan and was approved unanimously.


~~President~~
Secretary


~~Secretary~~
President