

New HAVEN PLAN COMMISSION

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MEETING MINUTES

June 9, 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, Darrin Good, Mickey Hill, Matthew Kennedy, Jon Stauffer, Rick Trabel

Members Absent: Mark Anderson

Staff Present: Rob Gutierrez, Renae Meredith, Attorney Hess

Old Business

A. Approval of minutes from the May 12, 2020 meeting

Jim Bradley made a motion to approve the minutes as written. The motion was seconded by Jon Stauffer and passed unanimously.

New Business

B. 20-SUB-01 Primary Plat (Quail Creek)

Michael Cummins on behalf of Skyline Investors Group LLC, is seeking approval for a rezoning of the property located at 6748 Moeller Road from MH, Manufactured Housing to RSP-1, Single-Family Residential Planned. The original application and public notice were a request to rezone from MH, Manufactured Housing to RSP-MH, Manufactured Housing Planned. After conversations with the city attorney, staff is requesting the proposal be amended.

Rob reviewed the changes that were made to the Primary Plat since the last time we had a meeting. Mr. Cummins provided pictures (Exhibit A) of what the homes will look like. After a lengthy discussion Rob, provided an overview of the conditions that are recommended. The commission can then decide to approve or deny the development. On the motion to approve, Rob would recommend that staff recommends the following conditions be placed upon approval of the Primary Plat:

Staff recommends **approval** of the Primary Plat **20-SUB-01 Quail Creek Country Subdivision** based on the following findings of fact:

1. Approval of this rezoning request shall consistent with the Comprehensive Plan which calls for this area to be developed for manufactured housing. This proposal will provide redevelopment using existing infrastructure. The plat will allow for the option of the residents to purchase the property.
2. Approval of this request shall have an adverse impact on the current conditions in the area, or the character of current structures and uses in the area. The use of the area for residential purposes as manufactured and/or modular housing is long standing.
3. Approval of this request shall consistent with the preservation of property values in the area. This proposal will allow reinvestment into an underused and incomplete development.
4. Approval of this request shall consistent with responsible development and growth principles based on existing uses and infrastructure in the area. Previous reviews and approvals received for prior iterations of this project have demonstrated there is adequate infrastructure to support the proposed development.

Staff recommends that the following conditions be in place prior to approval of the primary plat:

1. Floodplain boundaries as delineated by the FEMA National Flood Hazard Layer shall be shown on the final recorded plat with the required flood protection grade for each lot.
2. The applicant shall obtain a Special Exception for the use of modular homes in the RSP-1, Single-Family Residential district from the New Haven Board of Zoning Appeals prior to seeking a secondary plat for the first phase of the subdivision.
3. Improvement Location Permits shall not be issued for construction on lots with any area located within the 100-year floodplain without first complying with developmental requirements of Chapter 154 Floodplain Management Ordinance for the City of New Haven.
4. No permanent buildings or homes shall be placed upon utility lines and/or utility infrastructure.
5. No parking signs shall be placed along curved sections of streets and curbs painted to designate no parking.
6. Existing water lines shall be tested for water quality per AWWA standards for each section prior to approval of Secondary Plat for each section.

7. Approval from Fort Wayne Utilities will be required prior to the relocation of any sewer lines.
8. Retention Pond B will need to be constructed prior to the Secondary Plat of Section 5.
9. The infrastructure within the development is to remain privately owned and maintained. The City Engineer may require that the existing streets be repaired or improved prior to proceeding with a Secondary Plat for any sections of the subdivision.

Jim Bradley inquired about school bus and concerns about sidewalks located on only one side of the street. After further discussion, the Primary Plat for Quail Creek is ready to be voted on.

Ivan Almodovar made a motion to accept 20-SUB-01 along with staff recommendations as presented. The motion was seconded by Matthew Kennedy. After a roll call vote, the development plan was approved with an 8-2 vote. The Primary Plat for Quail Creek was accepted.

C. Amended & Restated Plan Commission Rules of Procedure

Discussion was held regarding updates to the Rules of Procedures. This was tabled until the next meeting. Packets will be available at the next meeting.

D. 20-TXT-01 Text Amendments

Discussion was held regarding potential updates to New Haven City Zoning Ordinance Section 151.115 Development Plans. This was tabled until the July meeting or possibly a later meeting.


E. Other Business

Discussion was held about upcoming projects for future meetings.

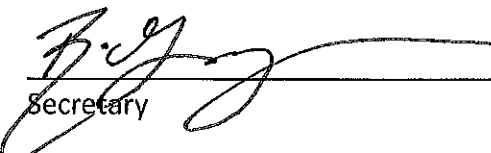
1. Victoria Lakes has applied for a secondary plat.
2. Greenwood Lakes
3. Residential Zone (R4)
4. Trying to have a developer meeting in future

Adjournment

Jon Stauffer made a motion to adjourn the meeting. The motion was seconded by Jim Bradley and was approved unanimously.



Vice President



Secretary