

**CITY OF NEW HAVEN  
PLAN COMMISSION MINUTES  
AUGUST 11, 2020**

The City of New Haven Plan Commission convened in a Meeting on Tuesday, August 11, 2020 in Council Chambers, 815 Lincoln Highway East, New Haven, IN Ph: (260) 748-7075.

Attendance of the membership was as follows.

MEMBER	MEMBERSHIP TYPE	PRESENT	ABSENT
President Mickey Hill	Citizen Member		X
Vice President Leon Davis	Citizen Member	X	
Commissioner Ivan Almodovar	Citizen Member		X
Commissioner Mark Anderson	Citizen Member		X
Commissioner Troy Bennigan	Citizen Member	X	
Commissioner Jim Bradley	Citizen Member	X	
Commissioner Troy Ganser	Citizen Member	X	
Commissioner Jon Stauffer	Fringe Rep	X	
Commissioner Rick Trabel	Fringe Rep	X	
Commissioner Matthew Kennedy	City Council Member	X	
Commissioner Darrin Good	City Civil Engineer	X	

Staff members present were Rob Gutierrez, Planning Director; Renae Meredith Administrative Assistant. Pat Hess, Legal Counsel to the Plan Commission, was also present.

Mr. Leon Davis called the meeting to order at 7:00 PM

**OLD BUSINESS**

**A. Review of June 2020 Minutes**

Following discussion Mr. Bradley motioned to approve the June 2020 minutes as presented. Mr. Bennigan seconded, and the motion passed unanimously.

**NEW BUSINESS**

**B. 20-Z-02 & 20-DV-04 Rezoning and Primary Development Plan (Golden Years Homestead Inc.)**

PROPOSALS: Rezoning Petition 20-Z-02 and Primary Development Plan 20-DV 04, Golden Years Homestead Inc.

APPLICANT: Peter G. Mallers

REQUEST: To rezone property from RS-1/Single Family Residential to RSP 3/Multiple Family Residential Planned; and approve a Primary Development Plan for a 23-unit multiple family residential complex.

LOCATION: 8700 Maysville Road

LAND AREA: Approximately **19.96** acres

PRESENT ZONING: RS-1/Single Family Residential

PROPOSED ZONING: RS-3/Multiple Family Residential

**Staff recommends approval of the rezoning petition 20-Z-02 based on the following findings of fact:**

1. Approval of this rezoning & Primary Development Plan **shall** be consistent with the Comprehensive Plan which calls for this area to be developed for single-family residential uses. The overall density and character of the proposed development will be consistent with the neighboring single-family residential subdivisions.
2. Approval of this request **shall** have an adverse impact on the current conditions of the area, or the character of current structures and uses in the area. The area currently consists of agricultural and single-family residential uses. The proposed development is consistent with residential developments in the directly surrounding area.
3. Approval of this request **shall be** consistent with the preservation of property values in the area. This proposed land use is residential and will be of similar density and character to the existing development in the area.
4. Approval of this request **shall be** consistent with responsible development and growth principles based on existing uses and infrastructure in the area. Adequate infrastructure exists to serve the proposed development. In addition, the applicant has demonstrated they are willing to provide necessary pedestrian infrastructure along the exterior of the development.

**Staff recommends approval of the Primary Development Plan 20-DV-04 based on the following findings of fact:**

1. The Development Plan complies with all applicable Development Standards of the district in which the site is located and for which a waiver has not been granted because: the plans submitted are compliant with relevant and applicable development standards of the RS-3 Multi-Family Residential District.
2. The proposed development is appropriate to the site and its surroundings because: the character and conditions of the proposed development are consistent with the surrounding residential land uses.
3. The proposed development is consistent with the intent and purpose of the New Haven Zoning Ordinance and Comprehensive Plan because: the proposed development is consistent with requirements of the zoning ordinance and the goals of the Comprehensive Plan to provide diverse housing options with adequate pedestrian connectivity.

**Staff recommends that the following conditions be placed upon approval:**

1. The proposed sidewalk along Maysville Road will need to be either dedicated as right-of-way to the City of Fort Wayne or a sidewalk easement will need to be established. The developer will obtain a sidewalk permit from the City of Fort Wayne ROW Department prior to commencing work on the sidewalk.
2. The developer will provide a looped sidewalk and a finished curbing on the Mathew Spring Run stub street. The developer will also provide or reimburse the City of New Haven for the cost of necessary signage to designate the street as a dead-end street.
3. The developer will provide a 5' foot wide concrete sidewalk along Parent Road. Initially staff requested that the developer provide an asphalt trail and the developer agreed but staff are requesting to a concrete sidewalk consistent with the existing sidewalk along Parent Road.

**Staff recommends granting the following waivers for the proposed development:**

1. A waiver to reduce the required front yard setback from Mathew Spring Run from 50' feet to 15' feet.

Following comments by staff, and general discussion by the Commission, Mr. Trabel moved the Commission **ACCEPT 20-Z-02** along with staff recommendations as presented. The motion was seconded by Mr. Bradley and was approved with an 8-0 vote. The Rezoning for Golden Years Homestead Inc. was accepted and will go before City Council next Tuesday, August 19, 2020.

Following comments by staff, and general discussion by the Commission, Mr. Stauffer moved the Commission **ACCEPT 20-DV-04** along with staff recommendations as presented. The motion was seconded by Mr. Bradley. After a roll call vote, the Development Plan was approved with an 8-0 vote. The Primary Development Plan for Golden Years Homestead Inc. was Accepted.

**C. 20-SUB-01 Quail Creek Country Subdivision Secondary Plat Section I**

PROPOSALS: Subdivision Secondary Plat Section I, 20-SUB-01, Quail Creek Country  
APPLICANT: Mike Cummins on behalf of Skyline Investors Group, LLC.  
REQUEST: Seeking approval for a Secondary Plat for Section I of the Quail  
Creek Country Subdivision for 41 individual lots.  
LOCATION: 6748 Moeller Rd  
LAND AREA: Approximately **55.35** acres  
PRESENT ZONING: RS-1/Single Family Residential Planned

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

1. Approval of this Secondary Plat is consistent with the original Primary Plat submission as submitted by the applicant.
2. The applicant has satisfied all the conditions of the New Haven Subdivision Control Ordinance.

Following comments by staff, and general discussion by the Commission, Mr. Stauffer moved the Commission **ACCEPT 20-SUB-01** along with staff recommendations as presented. The motion was seconded by Mr. Ganser. After a roll call vote, the Secondary Plat Section I was approved with an 8-0 vote. The Secondary Plat for Section I for Quail Creek Country was accepted.

- D. **Amended & Restated Rules of Procedure.** Updates to the Plan Commission Rules of Procedure including a new fee table for permits and applications.

Following discussion, Mr. Trabel moved to approve the Amended & Restated Rules of Procedures and Fee Schedule. The motion was seconded by Mr. Bennigan and passed unanimously.

- E. **Amendment to the New Haven Comprehensive Plan for Trails Master Plan 20-PLAN-01.** To add Appendix B: New Haven Master Trails Plan to outline broad goals for trail in the around the City of New Haven.

Following discussion to remove the hash line on existing shoulder for State Rd 930/24 and request of change from Glenbrook Manor to Glenridge Manor, Mr. Stauffer moved to **ACCEPT 20-PLAN-01** as amended twice to the amended New Haven Comprehensive Plan for Trails Master Plan. The motion was seconded by Mr. Kennedy. After a roll call vote, the Amendment to the New Haven Comprehensive Plan for Trails Master Plan was approved with an 8-0 vote and will go before City Council next Tuesday, August 19, 2020.

- F. **Repeal and Replace of New Haven Subdivision, Zoning, and Floodplain Management Ordinances, 20-TXT-01.**

Review of the draft New Haven 2020 Unified Development Ordinance which is to replace Chapter 150 Subdivision Code, Chapter 151 Zoning Ordinance, and Chapter 154 Floodplain Management Ordinance.

Following comments by staff, and general discussion by the Commission, Mr. Stauffer moved the Commission **ACCEPT 20-TXT-01** Repeal and Replace of New Haven Subdivision, Zoning, and Floodplain Management Ordinance with recommendation to City Council. The motion was seconded by Mr. Kennedy. After a roll call vote with an 8-0 vote. The Repeal and Replace of New Haven Subdivision, Zoning, and Floodplain Management Ordinance was accepted and will go before City Council next Tuesday, August 19, 2020.

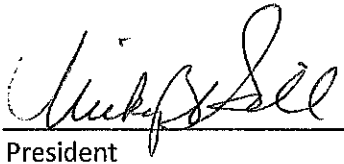
#### **OTHER BUSINESS**

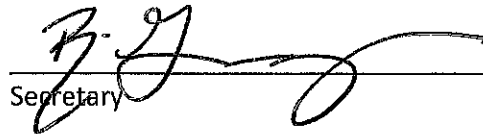
There was no other business at this time to report.

#### **AJOURNMENT**

Next meeting: September 23, 2020 at 7:00 PM in Council Chambers, 815 Lincoln Highway East, New Haven, Indiana.

There being no further business, Mr. Bradley made a motion to adjourn the meeting. The motion was seconded by Mr. Bennigan, and motion was approved unanimously.

  
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President

  
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Secretary