

**CITY OF NEW HAVEN  
PLAN COMMISSION MINUTES  
SEPTEMBER 8, 2020**

The City of New Haven Plan Commission convened in a Meeting on Tuesday, September 8, 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.

Ms. Hill called the meeting to order at 7:00 PM

**OLD BUSINESS**

**A. Review of August 11, 2020 Minutes**

Following discussion Mr. Bennigan motioned to approve the August 11, 2020 minutes as presented. Mr. Trabel seconded, and the motion passed unanimously.

**NEW BUSINESS**

**B. 20-Z-03 Rezone (501 Ann St)**

PROPOSALS: Rezoning Petition 20-Z-03, 501 Ann St.  
 APPLICANT: Mr. Neal  
 REQUEST: To rezone property from C-1 General Commercial to RS 3/Multiple Family Residential  
 LOCATION: 501 Ann Street  
 LAND AREA: Building contains 5,152 square feet of space  
 PRESENT ZONING: C-1 General Commercial  
 PROPOSED ZONING: RS-3/Multiple Family Residential

Staff recommends "Do Pass" of the rezoning petition 20-Z-03 with a Written Commitment, based on the following findings of fact:

1. Approval of this rezoning **shall be** consistent with the Comprehensive Plan which calls for this area to be developed for mixed uses. The overall density and character of the proposed development will be consistent with surrounding neighborhood as the applicant is not proposing a substantial change to the existing structure.
2. Approval of this request **shall not** 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 commercial and residential uses. This proposal will not result in a substantial change to the physical character or condition of the area.
3. Approval of this request **shall be** consistent with the preservation of property values in the area. This approval of this request will allow for the improvement of a currently vacation property and has the potential to improve surrounding property values.
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.

**Written Commitment:**

According to Indiana Code 36-7-4-1015, as a condition to the adoption of a rezoning proposal, the owner of a property may be required or allowed to make a written commitment concerning the use or development of a parcel. Because this proposal involves the adapted re-use of an existing structure, a development plan is not required. If a development plan were required, staff could recommend the plan commission adopt certain conditions of approval that would make the proposed use more compatible for the area. Without that option in this case, Staff recommends that a *Written Commitment* be required of the owner to include the following:

1. A minimum of nine (9) off-street parking spaces shall be provided for the six (6) unit apartment building. Each parking spot must be painted and designated prior to occupancy of the building.
2. A trash dumpster(s) or trash bin(s) shall be provided in a designated storage place that is screened by a six (6) foot fence or wall.
3. The use of the southern parcel (02-13-12-157-002.000-041) of the development shall be restricted to a parking lot for the apartment building and no other uses.
4. The broken sections of sidewalk surrounding the property shall be replaced prior to occupancy of the building.
5. The metal accessibility ramp surrounding the west and south facades of the building shall be removed.
6. The downspouts on this building are buried, the applicant shall provide verification that they are tied into the storm sewer system or disconnect them and install a discharge point at grade.
7. The sanitary lateral has been televised by New Haven Engineering and will need to be reconstructed to the City of New Haven Standards.
8. The written commitment shall be adopted, amended, terminated, and enforced in accordance with IC 36-7-4-1015, or any successor statute.

Following comments by staff, and general discussion by the Commission, Mr. Ganser moved the Commission **ACCEPT 20-Z-03** along with staff recommendations and findings of facts as presented with conditions of landscaping and run lighting by us and written commitment. The motion was seconded by Mr. Almodovar and was approved with an 7-4 vote. The Rezoning for 501 Ann Street was accepted and will go before City Council next Tuesday, September 15, 2020.

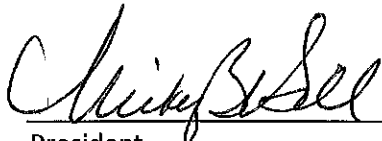
**OTHER BUSINESS**


Changing time of meeting from 7 pm to 6 pm.

**AJOURNMENT**

Next meeting: November 10, 2020 at 6:00 PM in Council Chambers, 815 Lincoln Highway East, New Haven, Indiana.

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

  
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President

  
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Secretary