

## **PLAN COMMISSION**

**JANUARY 23, 2007 7:00PM**

**MEMBERS PRESENT:** Roy Middendorf, Glenn Tebbe, Dan Manus, Larry Bower, Gary Herbert.

Larry called the meeting to order. Steve Taylor, City Attorney, took charge of the meeting for elections of officers. Steve opened the floor for nominations for president. Glenn nominated Larry for President. Gary seconded. All ayes. Larry took charge of the meeting and opened the floor for nominations for vice president. Gary nominated Roy for vice president. Dan seconded. All ayes. Larry asked if there were any opposition to Nancy Schimel being reporting secretary. All nays.

Item 1, Westridge Business Park - A replat/site plan from Schreiber/Whitaker LLC; Greensburg to replat four lots to change set back limits and configuration to make better use and aesthetics fro US 421. Kathy Reynolds, Plan Director, had slides to show what four lots where to be replatted. Jeff Whitaker spoke to the board that the replat would mean the future buildings would be built facing US 421 giving a better look for the city. The drives into the businesses would be from the back of the property coming off of Westridge Pkwy between the lots 17/15 and 13/11. The parking would be up to the owners. The board informed Jeff he would have to submit the replat in writing then the board can sign off. Dan made a motion to table until the board gets a replat in writing. Gary seconded. All ayes.

Item 2, Jeff Whitaker and Ray Schreiber, Greensburg, Indiana to rezone parcel number 095-11-9-34-41-100 in Greensburg, Indiana. The property is currently zoned R-2 one and two family dwellings and would like to rezone it to R-4 multi-family dwelling district, and having an area of 24.391 acres and B-3 heavy commercial district and having an area of 16.914 acres. Kathy had a slide of the property. Jim Gorman explained the reason for the rezoning. The county had rezoned the adjacent property. Maps were passed out to the board members. Glen and Kathy explained the kinds of businesses in a B-3 zoning. Judy Musing owner of lot 149 had concerns of what the future building may on 11<sup>th</sup> ST. Her concerns were addressed. She was also concerned about the traffic on Moscow Rd. Board members have concerns about traffic on Moscow Rd. Kathy informed the board that because INDOT has Moscow Rd as a major artery that the city maybe able to apply for federal funding to upgrade the road. Glenn made a motion to approve the rezoning of the property as it is proposed. Roy seconded. Vote taken by row: Roy yes, Glenn yes, Dan yes, Larry yes, Gary yes. Motioned carried.

Item 3, Michael Campion is requesting a rezone of the Ray Geis property from I-1 to R-2. The property is located behind Textron on Randall Street. This property is contiguous with the property he just purchased from Brewsaughs. Part of the property lays on both sides of the creek. The part to the south and east is to be rezoned R-2; the part to the north and west would remain I-1. Kathy had slide presentation of the property and explained that if, Mr. Campion would build anything in the property between the factory and the creek (the part remaining I-1) it would be an office. Roy made a motion to approve rezoning this area as so designated. Gary seconded. Roll call vote: Roy yes, Dan yes, Glenn yes, Gary yes, Larry yes. Motion carried.

Item 4, K & C Development, LLC, PO Box 484, Gillette, WY 82717 is requesting a preliminary plat for the follow three subdivisions: 1. Winchester Park part of the Northeast Quarter of Section 10, Township 9, Range 9 East, 2<sup>nd</sup> P.M., Washington Township, Decatur County, Indiana, 2. Winchester Estates Part of the Southeast Quarter of Section 10, Township 10 North Range 9 East, 2<sup>nd</sup> P.M., Washington Township, Decatur County, Indiana, and 3. Winchester Place part of the Southeast Quarter of Section 10, Township 10 North, Range 9 East, 2<sup>nd</sup> P.M., Washington Township, Decatur County, Indiana. Board members were given maps, covenants, legal descriptions, adjoining property owners, development description, and request for waivers. One adjacent property owner's letter was returned.

Kathy had slides and explained that Jeff Smith, Waste Water Superintendent, met with the developer. She explained the sewer routes and lift stations and the developer has agreed to upsize the lift station. Rick Denny, Water Superintendent, request end loops for adequate pressure and this would help the fire department. There was a waiver for the fire hydrants, Scott Chastain, Fire Chief, raised concerns regarding this proposal. Following discussions, Mr. Kremer withdrew the request and will follow city ordinance. A waiver was requested for 150' radius on all streets on all three subdivisions. A waiver was requested for two feet of ground cover instead of four feet on the storm sewer. The waiver for the sanitary sewer was withdrawn.

Kathy Reynolds, Plan Director, requested that the entrance for Winchester Park match up with the entrance to Winchester Place.

Mr. Kremer, Drew Barth, and Marty Mann, hydraulic engineer for the development explained the layout, traffic entrance, drainage and sewer lines. Mr. Mann also explained what he has done to access the drainage and why.

Mark Rape, engineer with Strand Associates who does drainage review and reports for the city, has examined Mann's report/plan and agrees with the overall concept. Mark is concerned about outlet E. Initial calculations meet ordinance and when final design comes in Mark will make sure all is in compliance with city ordinances.

There were citizens that voiced their concerns with the drainage. John Fox and Mark Wickens, representing the Greensburg Country Club, expressed concerns about the drainage onto the golf course. Eddie Lee, resident of Country Club Estates wanted to know who would be maintaining the retention pond and treating for mosquitoes. Drew answered that the homeowners association would maintain the pond. Gilbert Harmon expressed concerns that the road floods at the culvert approximately four times a year. Gilbert explained how he would like to see the water drained. Marty Mann said he would look into that idea. Paula Auldord, 907 Country Club Dr, also had concerns about the drainage in areas C and D. Bill Martin had concerns about the retention pond calculations and what if the engineers were wrong. Steve Taylor, city attorney, explained that the city has the ordinances to look out after its citizens, and that all developments have to abide by those ordinances. Bill Logan went over his letter of request and concerns regarding the site plan that he sent to the board. Mr. Kremer and Drew Barth went over the waiver requests.

Waivers – Castings for the storm inlets was agreed upon. Jog in the streets between Country Club Estates allowed. Storm sewer behind curb accordance with INDOT standard.

Next Meeting Review 1. Research ordinance for the first waiver for the 150' radius. 2. Covenants more defined by developer for all three subdivisions.

Next meeting will be February 20.

Roy made a motion to adjourn. Motion carried.

Meeting adjourned at 10:12 P.M.

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President

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Secretary