

## PLAN COMMISSION

May 17, 2007 7:00pm

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

Larry Bower, President opened the meeting. The minutes were mailed to the members before the meeting. A copy of amended minutes was presented to the board members at meeting time. Glenn made a motion to accept the amended minutes. Roy seconded. Vote taken by role call: Gary yes, Tom yes, Glenn yes, Roy yes, Lynn yes, Larry yes, Dan yes. Motion carried.

Item 1: Whitaker & Schreiber LLC, 6596 N 250 W, Greensburg, Indiana, requesting preliminary plat approval for Westridge Phase II Subdivision. The board received a memo from Marc Rape, Strand & Associates Engineers, on Westridge Phase II Stormwater Review. Larry Bower reviewed the memo with the board. Jim Gorman addressed the board for Whitaker & Schreiber LLC, and explained that this is the final phase of the subdivision. Jim said the owners would like to request final plat approval tonight because this is the final phase of the subdivision. Steve Taylor, City Attorney advised that if the board wanted to grant final approval there should be the condition of approval by Kathy Reynolds, City Plan Director. Jeff Whitaker said all plans would be ready by Friday, May 20, 2007. The board asked Kathy if she would accept giving the final approval. Kathy said yes with the conditions of a deadline of Tuesday, May 22, 2007, and that the erosion, landscape, street signage and lights, letter of credit, IDEM permits and engineer estimates are with the plat. A discussion took place on giving final approval since the letter says preliminary. Steve Taylor, city attorney, informed the board they could have a special meeting. Kathy informed the board that the earliest a special meeting could be called would be May 29. Jeff Whitaker told the board to forget the final approval, just do the preliminary and asked the board for a special meeting. There were no comments from the audience. Roy made a motion to grant preliminary approval. Glenn seconded. Vote taken by role call: Gary yes, Tom yes, Glenn yes, Roy yes, Lynn yes, Larry yes, Dan yes. Motion carried. Larry announced there will be a special meeting on May 29 at 7:00pm.

Item 2: Greensburg LLC, 1007 E Tara Rd, Greensburg request preliminary plat approval for the Sandcreek Phase II. The board received a memo from Marc Rape, Strand & Associates Engineers. Larry reviewed the letter with the board. Jim Gorman addressed the board. A discussion took place reviewing the plat. Neighboring residents Greg We strip, Linda Simons, Christine Townsend and Leon Nobel, were concerned about the drainage issues Mr. Campion and Jim Gorman addressed the concerns. The residents were concerned about the trees in the area. Mr. Campion told them he is trying to save as many as possible. Kathy informed the residents that the city's hydrologist saw a video and walked the land and there are ordinances that prohibit anyone to backup water. Glenn made a motion to approve the preliminary plat approval. Roy seconded. Vote taken by role call: Gary yes, Tom yes, Glenn yes, Roy yes, Lynn yes, Larry yes, Dan yes. Motion carried.

Item 3: Kathy passed out a Primary Plat Petition Checklist packet to the board. Kathy addressed the board and informed them that she has inquired with surrounding cities on their procedures for plat approvals. She asked the board that this packet be reviewed and be enforced. The packet contains new forms and guidelines. Roy asked that this be put on the agenda for the May 29<sup>th</sup> meeting. The board members agreed.

Glenn asked about the Johnson and Jim Mills buildings. Steve informed the board that the Johnson Building will have the condemnation hearing on June 20. The Jim Mills Building has been repaired and the owners engineer has inspected the building.

There was a discussion among board members about contacting the County Plan Commission and asking to have the final approval for developments that will eventually be in the city limits. Larry asked that the board members think about this issue until the next meeting.

Dan asked if Marc Rape, the city's hydrologist could attend the meetings. Kathy said that is being addressed.

Roy made motion to adjourn. All ayes. Motion carried.

Meeting adjourned at 8:32pm.

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Presiding Officer

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Secretary