

**PLAN COMMISSION**  
**MARCH 18, 2008 7:15 P.M.**

**MEMBERS PRESENT:** Herb Hunter, Roy Middendorf, Jamie Cain, Bruce Bockover and Ron Roszell. Tom Hunter and Lynne Wells were absent.

Fire Chief Scott Chasteen was present in Plan Director Kathy Reynolds' absence.

President Jamie Cain opened the meeting.

The minutes were distributed in the member's packets to be reviewed. Roy made a motion to accept the minutes as written. Bruce seconded. All ayes.

Item 1: George Lucas represents D & N Subdivision in which Dave O'Mara wishes to develop the area into 1 to 1.5 acre lots for a small commercial subdivision. Half of the property is dedicated to floodway mitigation where the other half will be developed into the proposed subdivision. There will be proposed road access to US 421 as well as a private road exiting onto Sixth Street from the subdivision. All easement issues have been resolved. Bruce Bockover questioned the exit onto Sixth Street. His concern is the increased traffic around North Park and if semi traffic would be allowed. Scott stated that the residents could petition the traffic committee to mark those streets as *No Truck Traffic* after the construction was completed. George said that they would voluntarily post signs for no truck traffic during construction. Ron Roszell inquired about the detention pond. George instructed that it was shown on the map and will be located behind the local housing. Since it is a dry pond, there are no concerns for fencing. Bruce was concerned about City easement around the floodway mitigation area. George said that it would be privately maintained and the City would not have any responsibility. Herb Hunter reported that Kathy had no issues at the plat review and Scott reported that there were sufficient hydrants however he wanted to look at the distribution of them. Elaine Sintanec, neighboring land owner is concerned about the children in that area with the increased traffic flows. Joyce Wilson, co-owner of neighboring property is concerned with flooding issues. She reports that the current dirt piles on that property are causing more flood issues. Mayor Gary Herbert spoke that the creek is the current issue. The City has cleaned up the creek in the past but with re-growth the trees and debris limit water flow. Mayor Herbert questioned George on which way the water is designed to drain. He reported that they have a series of basins along the roadway that are designed to drain through the storms to the retention pond to the creek. Citizen John Madden spoke on behalf of his mother whose property neighbors the proposed subdivision. He said that the creek now cannot handle the drainage from that area. He invites the board to drive along the area and see for themselves. He is worried about the North Park area and children playing there. Street Commissioner Mark Klosterkemper questioned who would be responsible for the ditch and storm maintenance. George stated that would be maintained privately. Mark also inquired as to how much discussion had taken place with INDOT concerning the access to 421 and what alternatives would be used if denied full access. George replied that they had limited talks with INDOT and that there currently was not an alternate plan. Mayor Herbert reported that the City had an independent hydrologist look at the drainage issue and the report showed that this proposed subdivision would not create any new issues in regards to flooding. Jamie entertained a motioned to pass preliminary building phase. Roy made the motion. No one seconded. Motion dies.

Herb feels that there are safeguards in place for water drainage. He would like to see more evidence of those safeguards. George stated that he has the plans for the floodway, DNR has approved plans for the floodway mitigation and the City's consulting hydraulic engineer has reported no issues. George reports that the detention pond is 2300 square feet, roughly a ½ acre and is 8 feet deep. Roy reiterates that it is a dry pond and should never hold water for long periods of time. Joyce Wilson raised concerns about sewer flooding in yards. Mayor Herbert stated that the city is working on taking care of those sewer issues. He said that one option could be to have a Maintenance Bond with the developer. The money would be held to ensure that everything runs as planned after the area is developed. George stated that 80% of the site will be paved and the runoff rate will not exceed the prior. Herb asked what information the citizens want from the developer. John Madden stated his main concerns were the mosquitoes, traffic, children and flooding issues. Motion made by Herb to table until the next meeting so that more information can be gathered. Seconded by Roy. All ayes.

Herb made a motion to adjourn the meeting. Roy seconded.

Meeting adjourned at 8:05 p.m.

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Board President

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Secretary