

## PLAN COMMISSION

April 15, 2008 7:02PM

**MEMEBERS PRESENT:** Jamie Cain, Herb Hunter, Bruce Bockover, Tom Hunter, Lynne Wells, Roy Middendorf, Ron Roszell.

Jamie Cain, President, opened the meeting. The secretary's report was distributed before the meeting to the members. Herb mad a motion to accept the minutes. Ron seconded. All ayes.

Item 1: Tabled from last month's meeting. D and N Subdivision, Preliminary plat for D & N Subdivision, Dave O'Mara George Lucas, and Marty Mann were present for the meeting. From the Plat Review Board, The street will be private because it does not meet the cities requirements. The utilities (water and sewer) will be dedicated to the city with easement access. The drainage will be contained in the detention pond located on the northeast corner. Mr. Lucas addressed the board and asked if there were any questions? There was a discussion between board members. Some of the members went to the site to look at the drainage situation. Marc Rape, engineer for the city, was present and said they meet the city ordinance. Roy made a motion to pass the preliminary plans. Herb seconded. Vote taken by role: Bruce yes, Tom yes, Roy yes, Lynne yes, Jamie yes, Herb yes, Ron yes. Motion carried.

Item 2: Mill Crossing, Section one, primary plat. The development consists of Roy Type Housing with zero side yards. There will be approximately 64 units in Phase one. There are 69 parking spaces along the streets and 118 parking spaces in the garage area. Steve Taylor, attorney, Bob Garlock, Baker Becker Engineers, Tami Sawyer, owner, Curt Zehrick, and Tim Steinbeck was present for the meeting. Mr. Garlock gave the presentation to the board. The city does not have a section in ordinance for plan unit development so the developer is asking for the following waivers. 1. Private drives, 2. Alleys 18' wide, 3. R-4 zoning set backs, 4. Subdivision general provisions. Explanation of waivers is in the primary plat packet. The developers want to build a model home, one building with four units, on Abraham off of Hessler. The developer is also going to modify the basin that is already there. All utilities will be underground. A discussion to place. Marc Rape, engineer for the city, informed the board that drainage complies with the city ordinance. Scott Chastain, Fire Chief, is satisfied. Tom Hunter made a motion to approve the preliminary plans with the waivers as presented. Herb seconded. Vote taken by role: Bruce yes, Tom yes, Roy yes, Lynne yes, Jamie yes, Herb yes, Ron yes. Motioned carried.

Item 3: David L Hadler Trust, 1611 N. Broadway ST, Greensburg, IN to rezone property located at the southeast corner of N. Broadway St and E Tenth St. The property is currently zoned "R-2" one and two family Residence and would like to rezone it to "B-2" general business. Dr. Stradley would like to purchase the property and build his new office building at this location. A discussion took place. Herb made a motion to rezone to B-2. Tom seconded. Vote taken by role: Bruce yes, Tom yes, Roy yes, Lynne abstained, Jamie yes, Herb yes, Ron yes, Motion carried.

Item 4: David Bean property located at 413 E Barachel Ln, Greensburg, IN is in violation of Section 94.03 of the City of Greensburg's Code of Ordinances. Mr. Bean addressed the board, asking if he could do the demo of the house in his timing. He has someone that can demo the house but he has things in the house that he wants to remove. He feels he can have the house down by the end of summer. A discussion took place. Herb made a motion to give Mr. Bean six months to have the house town down. Lynne seconded. That would mean Mr. Bean would have to come to the October 21 meeting if the structure was not torn down. Vote taken by role: Bruce yes, Tom yes, Roy yes, Lynne yes, Jamie yes, Herb yes, Ron yes. Motion carried,

Herb made a motion to adjourn. Lynne, Roy, Ron seconded.

Adjourn at 8:37PM

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President

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Secretary