

PLAN COMMISSION

MAY 20, 2008 7:02PM

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

Jamie called the meeting to order. The secretary's report was distributed before the meeting. Tom made a motion to accept the report. Herb seconded. Vote taken by role: Bruce Bockover yes, Tom Hunter yes, Herb Hunter, Roy Middendorf yes, Jamie Cain yes, Ron Roszell yes, Lynne Wells yes. Motion carried.

Item 1: JNT Investment, Scott and Don Barnes, 475 Lawton Cir, Rushville, IN to rezone property located at 1312 Moscow Rd, Greensburg, IN, Hillcrest Subdivision. The property is currently zone "R-2" one and two family dwellings and would like to rezone it to "B-2" general business district. Scott and Don Barnes addressed the board that they would like to build a new Pizza King on the property. It's a double lot on the corner of Ann Blvd and Moscow Rd. Bruce Bockover asked if there would be any entrance off of 7th St. Don replied no. Roy Middendorf said he would like to see that stay residential. Hubert Tunny, resident of Hillcrest, asked the board why spot zone when there is plenty of commercial property to build on. He already here's the trash trucks coming in at 4:30 in the morning to the theater, restaurant, and hotel. The lights of the hotel already fill his house at night. Tom Winager, Hillcrest resident, asked if church was rezoned. Kathy Reynolds, Plan Director, informed everyone that that piece of property was already zoned commercial. Joe Slam, Hillcrest resident, asked where the parking would be. Tammy Jackson, Hillcrest resident, bought behind the property and doesn't like the idea. She has concerns with trash. She has safety concerns about her children playing in the back yard. Jeff Single, Hillcrest resident, happy for growth his attending was fact finding. Ken Seitz, Hillcrest resident, expressed concerns for the neighbor's next to the proposed site. Dennis Brown, Hillcrest resident, is concerned about the property values and the constant traffic through Hillcrest. He had petition from property owners. Said there is concern about the traffic that detours through Hillcrest to miss the congestion at Moscow Rd and Highway 421. Chet Kessler, Hillcrest resident, bought his house last fall it was zone residential and would like to remain residential. Russ Jackson, Hillcrest resident, told Scott and Don Barnes, the neighborhood doesn't want you to build. Beverly Gardner, Hillcrest resident, we do have water problems, she has been a resident for 20 years and it seems to get more congestive. She told the Barnes's to find somewhere else to build.

Bruce Bockover abstained from voting, made comment against the rezoning doesn't think this is the proper place. Herb Hunter said that at this time he could not make a motion. Jamie asked board members if anyone wanted to make a motion. No motion was made. Lack of motion.

Item 2: William T and Lila J Neal, Osgood, IN, site plan for property located at 225 E Main St, (old senior lot) which includes replatting the lots, zero setbacks on the north and west property lines and a conditional use. Bill Neal addressed the board. The Neal's are the new owners of the Old Senior Citizen Building. Need a variance on zero lot lines. There needs to be a zoning change for firearms. Kathy Reynolds, Plan Director, informed the board Mr. Neal is asking for a waiver for firearms. It will remain a "B-1" with waiver for sale of firearms. The ATF decides if he can have firearms. It's more for personnel collection. Mr. Neal informed the board that he already has a license for firearms but to move them to Greensburg he has to have this waiver. Mr. Neal also informed the board he sells to collectors over the internet and the guns he deals are between \$3000 to \$300,000 and these guns are never fired. There will be a meat store in front of the building. Jenny Hanna, representing ETC is excited about a new business going in. Herb made a motion to replat existing property into 2 lots, a zero setback on North side Main St. and zero set-back on the West side of the property. Adequate fire walls will be built as needed. Due to ordinances, request instead of B1 for clearance to obtain ATF license for sale of firearms. Lynne seconded, Vote taken by role: Bruce Bockover yes, Tom Hunter yes, Herb Hunter yes, Roy Middendorf yes, Jamie Cain yes, Lynne Wells yes, Ron Roszell yes. Motion carried.

Item 3: Site plan for Phil Datillo, 1520 E. 77th St, Indianapolis, IN to be located at 430 E Freeland Rd, Greensburg, IN (behind Waffle House) the plan includes three buildings side by side including a tunnel wash, office space and an automatic car wash. Marc Rape, Strand and Associates, has reviewed the drainage for this site.

Julie McCoy-Lange representative for Mr. Datillo addressed the board. Julie informed the board that her client wants to build a car wash. Julie has been working with Marc Rape on the drainage issues and says her client wants to go by the guidelines. Bruce Bockover has concerns about the fire trucks. The Scott Chasteen, Fire chief, said they would access offsite. There was a discussion about the drainage and Julie is working on that. Shirley Sowder, owner of the Waffle House, has no problem with the car wash going in. Shirley also said there's been a drainage problem for years. Glad to have business next door. Herb made a motion to approve the site plan. Roy seconded. Vote taken by role: Bruce Bockover yes, Tom Hunter yes, Herb Hunter yes, Roy Middendorf yes, Jamie Cain yes, Ron Roszell yes, Lynne Wells yes. Motion carried.

Item 4: Joe Stuart 603 S Monfort St, built a garage on the property and now wants to live in the existing house while they build a house onto the garage. Kathy Reynolds, Plan Director, told the board for a time there will be two dwellings on one piece of property. Mr. Stuart plans to tear the old house down as soon as they move into the new one. Bruce Bockover asks Joe what kind of timeframe he would need. Herb Hunter asked if a year would be suitable. Mr. Stuart said that would be plenty time. Matt Bailey, City Attorney, informed the board they could grant a variance with conditions to allow for two dwellings on one lot for 12 months or 60 days after certification of occupancy. Herb made a motion for a variance with a condition to allow two dwellings on one lot for 12 months or 60 days after certification of occupancy. Roy seconded. Vote taken by roll call: Bruce Bockover yes, Tom Hunter, yes, Herb Hunter yes, Roy Middendorf yes, Jamie Cain yes, Ron Roszell yes, Lynne Wells yes. Motion carried.

Kathy Reynolds, Plan Director, gave update on Johnson Warehouse building that Diversified Properties, LLC has the building down and is in the process of removing it.

Kathy Reynolds addressed the board on adding back in the ordinances Plan Unit Development (PUD) guidelines. She would like to get with the department heads and come up with guidelines for these kinds of developments. She has gone through Columbus's to get an idea of what another city is doing for these developments.

Roy Middendorf made motion to adjourn. All ayes, Adjourn at 8:07pm

PRESIDENT

SECRETARY