

PLAN COMMISSION

September 16, 2008, 7:00PM

MEMBERS PRESENT: Roy Middendorf, Herb Hunter, Ron Rozell, Bruce Bockover.

Herb Hunter presided over the meeting in absence of the President Jamie Cane and Tom Hunter. Herb inquired of Matt Bailey, City Attorney, if the board had a quorum. Matt informed Herb there was.

Item 1: George and Janet Chadwell, 1414 N. Lincoln St, Greensburg, to rezone their property. The property is currently zoned "R-2" one and two family residence and would like to rezone it to "B-2" general business. Mr. Chadwell addressed the board. The Chadwells would like to rezone the property for future business use. Mr. Chadwell read from the Comprehensive Plan the plan for Lincoln St. Herb wanted to mention a note from Brian Carter being against the rezoning. Byron Beckner addressed the board; he has property that will be affected by the Lincoln St project. He feels that area is going to be desirable for business and is for the rezoning. Bill Stewart addressed the board with concerns that stays residential, against the rezoning. Pete Maxwell told the board he is totally against it. Dorothy Norfleet brought her convenience and let the board know she is against it. Dan Manus wants to know where Lincoln St is going the lots where not all that long. He also wants to know what size building could go on these lots and what kind of parking problems there could be. Resident at 422 Kessing is concerned about the traffic. Greg Kelso is also concerned with traffic. Byron Beckner addressed the board with approximate lot sizes and informed the people that half of his and Mrs. Davis's front lawns will be taken from the Lincoln Street project. George Chadwell mentioned that out of the seven adjoining property owners, four want to rezone two against the rezoning. Kathy Reynolds, Plan Director, went over the maps of the Lincoln Street Project and how it would affect the property owners on that block. Board member Bruce Bockover has concerns about the traffic. Kathy informed everyone that any entrance will have to come before this board. She also explained that any development is overseen by this board. Mayor Gary Herbert, confirmed that part of the street will be a turn lane for Lincoln St onto Barachel and the flow of traffic should improve. Don't know what direction the board should take but the comprehensive plan has Lincoln St to be all business. Bill Stewart said it would be different if someone was interested in buying the whole subdivision. Matt Bailey said the original convenience was from 1970 and the homeowners would have to vote every 10 years to extend it. The city does not enforce conveniences the homeowners association would do that. George Chadwell said there was no association. Janet Chadwell said she just wants to get the property rezoned so if there is interest it's already zoned. Dan Manus said he didn't mind a small business going in there but no large business. Roy Middendorf, board member, explained that any business that wants to go in the property has to come to this board for approval. Roy made a motion to rezone the property to B-2. Bruce seconded. Vote taken by role: Bruce yes, Ron yes, Roy yes, Herb yes. Motioned carried.

Item 2: Kathy wanted to remind the board the David Bean house will be coming before the board on next month's agenda.

Meeting adjourned at 7:37PM.

President

Secretary