

Huntingburg Advisory Plan Commission
Minutes of the Regular Meeting
Monday, April 28, 2025, at 5:30 P.M. Local Time

The Huntingburg Plan Commission met in regular session on Monday, April 28, 2025, at 5:30 p.m. in the Council Chambers at the Huntingburg City Hall. Plan Commission Members present included: Rachel Steckler, Tyson Bredemeier, Sandra Kays, Todd Humbert, Matt Julian, Glen Kissling, and Primo Nino. Other(s) present included: Planning Director Paul Lake, John Sabin (petitioner), Phil Buehler, Brad Eckerle, Ruger Kerstiens (petitioner), Scott Steinkamp (petitioner), Tina Adams, Ruth Underwood, Mayor Neil Elkins, Council Member Pam Bolte, Jess Bolte, and Randy Eckert.

The minutes of the January 29, 2024, meeting were reviewed and a motion to approve them was made by Glen Kissling. Second by Primo Nino. Minutes of the January 29, 2024, Plan Commission meeting are approved.

Paul introduced a Petition to Vacate Part of the Plat of Lot 1 of Schmeltekop Addition. Paul introduced Phil Buehler to explain the Vacation request. Phil indicated that the portion of the Plat being vacated involves a utility easement which was platted but never used. Additionally, all utilities companies have been contacted and indicate it will never be needed or used. Paul stated that tonight's meeting is not a public hearing. No notice was required to be published. A motion to approve the vacation petition was made by Glen Kissling and seconded by Todd Humbert. The vote was 7-Ayes in favor of the petition and 0-Nays. The vacation of a part of Lot 1 of the Schmeltekop Addition was approved.

Paul introduced **Petition # 2025 – 01 (SubDiv)** from Poplar Ridge QOZB, LLC: a request to subdivide approximately 15.55 acres contained in three (3) parcels into two (2) parcels. To allow for the development of apartments. The property lies west, and adjacent to, US 231 and runs north of 19th Street approximately 1,425 feet. Lincoln Village apartments and Lincoln Drive is the western boundary. Paul indicated that tonight's meeting is a Public Hearing. He has confirmation of the Notice of Public Hearing being published and mailing of notice to Interested Parties. Paul also indicated that the project is one for which the city has requested a drainage

study on several occasions, but none has been submitted at this point. He believes that the drainage study and a review of it are critical for the project before the Plan Commission considered final approval of the subdivision request.

The **Public Hearing** on Petition # 2025-01 (SubDiv) was **opened at 5:41 pm**. Brad Eckerle summarized the requested subdivision. He indicated that Lincoln Drive would be reconstructed to City Standards and become a city street. The subdivision plat allows for all easements to be platted easements. Discussions with city utility departments concerning the project is ongoing. There is a water line present, but a new water main will be installed to handle fire protection. Lot 1 (A) is the first lot which will be developed. There will be a dry basin for stormwater on Lot 1, with a 2nd dry basin on Lot 2. Sandra Kays asked about ingress/egress from the property. Ruger Kerstiens indicated it will be via 19th Street and Medical Arts Drive. Sandra stated her concerns about Medical Arts Drive given how bad its current condition is. Mayor Elkins stated that a complete rebuild of Medical Arts Drive would occur after completion of the project. A question was also asked concerning whether Medical Arts Drive at 19th Street would become a 4-way stop versus its current configuration. Primo Nino asked how many units were being developed. Ruger stated that Lot 1/A would have 96 units. Lot 2/B would contain 30 units. Matt Julian asked about making sure there is sufficient room for a school bus to turn around.

Brad Eckerle indicated that if the property owners wished to develop a hotel on the site, they could do so with the current zoning and configuration of the parcels. He also pointed out that a subdivision request is a two (2)-part process: Primary approval which requires a public hearing and Secondary approval. The Plan Commission could grant both Primary approval and Secondary approval tonight with the Secondary approval being contingent upon a drainage study being submitted and reviewed.

Jesse Bolte stated that he lives on north Van Buren Street. He has concerns concerning the existing basins on the property. He asked whether the existing basins would be used for the project. Brad Eckerele indicated that Lot 1 calculations exclude the existing

basin. Jesse indicates that Hopf Equipment's drainage basin has made the water crossing 19th Street and Van Buren much worse. Jesse also asked whether a rezoning is being requested for this project. Yes, a rezoning is being requested. Mayor Elkins stated that he believes the city needs to have the drainage study reviewed once it is submitted and verify the drainage calculations for the project. Additionally, the city needs to handle water well. He believes that the 2 developers are good and that the project is both good and necessary. Mayor Elkins also believes the Secondary approval of the plat should be held back until the forthcoming study is reviewed. Ruger Kerstiens stated that he also owns property south of this site and will do nothing which negatively impacts it. Sandra Kays asked Paul whether he would share the drainage report with Jesse Bolte when it is received. Paul indicated that once it was received, and reviewed, he would be sharing it with the Plan Commission, Common Council members and Jesse Bolte. Pam Bolte stated that she and her family have had problems with drainage from the Hopf Equipment machine shed. She supports the apartment project and just wants to make sure the drainage works. Brad Eckerle commented that ultimately culverts and ditches determine how the water flows. The **Public Hearing was closed at 6:29 pm**. Sandra Kays made a motion to grant Primary Plat approval subject to submission and review of the drainage prior to Secondary Plat approval. Second by Primo Nino. Primary Subdivision approval was granted by a vote of 7-Ayes and 0-Nays. Secondary approval will be considered at a future Plan Commission meeting once a drainage study is submitted and reviewed.

Paul introduced **Petition # 2025 – 02 (RZ)** from Poplar Ridge QOZB, LLC. The location of the property is the same as described in Petition # 2025 – 01 (SubDiv) and involves a request to rezone approximately 15.55 acres from B-3 (Heavy Commercial District to R-3 (High Density Residential) The meeting tonight constitutes a Public Hearing. Paul confirmed the Notice of Public Hearing was published and that the mailing of notice to Interested Parties was completed. The requested rezoning will allow for the development of apartments if approved. The **Public Hearing was opened at 6:33 pm**. Brad Eckerle provided additional details on the project. There being no questions from remonstrators present, a motion to close the hearing was made by Glen Kissling and seconded by Tyson Bredemeier. The **Public Hearing was closed at 6:38 pm**.

Primo Nino made a motion to approve the request to rezone approximately 15.55 acres from B-3 to R-3. Second by Todd Humbert. **Petition # 2025 – 02 (RZ) was approved** by 7-ayes and 0-nays.

Paul introduced **Petition # 2025 – 01 (RZ)** from CHRK Rentals, LLC. The request is a request to a .437-acre lot from R-1 (Low Density Residential) to R-2 (Moderate Density Residential) to allow for the development of 4, 2-unit duplexes. Notice of Public Hearing was published and the required mailing to Interested Parties has been confirmed. The lot lies at the northwest corner of the intersection of 7th and Van Buren Streets. The addresses for the project will be on 7th Street. **The Public Hearing was opened by Rachel Steckler at 6:43 pm.** Brad Eckerle provided additional information concerning the project, pointing out that he had met with city departments to discuss specific needs for the project and how best to address them. Ruth Underwood, who owns the lot immediately north of the petitioner's lot asked how deep the developer will be excavating and how they will ensure her lot's south edge will not crumble or wash away. Brad indicated that there would be adequate shoring, via stone or retaining wall to insure this does not happen. Additionally, Brad indicated that the site-line at the intersection of 7th & Van Buren would improve since they are cutting back the hill on the eastern side of the project site. Ruth Underwood indicated she 'wanted' a fence between them, no kids or trash on her property. She also indicated the city needed to repair her driveway as a contractor doing work on 8th street ruined her driveway and made it impossible to pull up close to the home. She has repeatedly asked city hall about it, but no one has done anything to fix it. Sandra Kays made a motion to close the public hearing at 6:58 pm. Seconded by Glen Kissling. **The Public Hearing was closed at 6:58 pm.** Primo Nino made a motion to approve the request to rezone approximately .437-acres from R-1 to R-2. Second by Todd Humbert. **Petition # 2025 – 01 (RZ) was approved** by 7-ayes and 0-nays.

The last item on the agenda was the election of officers for 2025 and the Plan Commission's appointment to the Huntingburg Board of Zoning Appeals.


Following a short discussion, Todd Humbert made a motion to keep the Plan Commission officers the same in 2025. Sandra Kays provided the second. All ayes. 2025 Officers will be:

- Rachel Steckler – President.
- Tyson Bredemeier – Vice President
- Sandra Kays – Secretary

A motion to appoint Primo Nino to the Huntingburg Board of Zoning Appeals was made by Sandra Kays. Second by Todd Humbert. All ayes

A motion to adjourn the meeting was made by Matt Julian. Second by Sandra Kays. The Plan Commission's April 28, 2025, meeting was adjourned at 7:05 pm.

Submitted by: 
Secretary

Approved by:  Date: 6/23/2025
President