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Huntingburg Advisory Plan Commission

Minutes of the Regular Meeting

Wednesday, August 21, 2019 at 5:45 P.M. Local Time

The Huntingburg Plan Commission met in regular session on Wednesday, August 21, 2019 at 5:45 p.m. in the Council Chambers at the Huntingburg City Hall. Members present were: Mike Fulkerson, Matt Julian, Kevin Haycox, Kerry Blessinger, Sandra Kays, Primo Nino and Todd Humbert. Dennis Whitsitt and Josh Morrison were absent. Other(s) present included: Planning Director Paul Lake, City Attorney Phil Schneider and Jay King. Brosmer Land Surveying was also represented. Paul introduce Todd Humbert as the member who has been appointed to serve following Rick Mundy's resignation earlier this summer from the Plan Commission.

After reviewing the minutes from the July 22, 2019 Plan Commission meeting, a motion to approve the minutes was made by Kevin Haycox and seconded by Matt Julian. The July 22, 2019 minutes were approved 7-0.

Paul summarized the Order-Amending Declaratory Resolution for the Northwest Economic Development Area. This involves the creation on a new Allocation Area (West Styline EDA) within the Northwest Economic Development Area. It will accommodate the expansion of OFS warehousing onto bare ground in order to fund Bonds which will be paid by OFS. It will not impact any existing TIF bonds nor obligations the city has. Paul mentioned that the Redevelopment Commission had approved an Amending Declaratory (preliminary) resolution last night to start the discuss and hearing process. The Plan Commission order, if approved, will now go to the Common Council. Sandy Kays recused herself from any vote. Following a short discussion on the project and process, a motion to approve the Order was made by Matt Julian and seconded by Primo Nino. The order was approved.

The next item on the commission's agenda was a request by Jay E. King to subdivide an approximately 7.8- acre parcel into two (2) separate lots. The property is located at 410 East 4th Avenue. Parcel 1 would be approximately .87-acres in size and contain the residence and garage which Mr. King currently resides in. Parcel 2 would be approximately 6.888-acres in size and would contain two (2) existing apartment buildings.

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The subdivision will allow Mr. King to continue living within his residence and allow him to sell the larger parcel and apartment buildings. Both parcels will meet city code for road frontage, lot size and use. Several questions were asked about whether this would allow for more apartments or duplexes to be built on the larger parcel. Paul indicated that the larger parcel is largely zoned R-1 and would require a rezoning in order to build apartments or duplexes. Additionally, the elevations on the property are not something which can easily be overcome and make the economics for building feasible. Kevin Haycox asked about buffering from the property owners around this parcel. Paul mentioned that currently there is a tree line to the north of the existing apartments. As it is on city property it will remain in place. Should a rezoning or suitable single-family development come forward, then the Plan Commission would have an opportunity to require additional buffering. Following further discussion, a motion to approve the requested subdivision was made by Sandy Kays and seconded by Kerry Blessinger. The subdivision was approved.

Paul summarized a potential rezoning by Superior Ag which might be on the Plan Commission's September agenda. It is to allow for development of a surface parking lot within a residential area. Plan Commission members indicated that they thought perhaps a variance would be more appropriate. Paul indicated he would follow up with Superior Ag and see if they were agreeable to pursue a variance versus a rezoning.

There being no further business before the Commission, the meeting was adjourned at 6:16 p.m.

Submitted by: Kerry Blessinger
Secretary

Approved by: Michael Sullivan Date: 11/25/2019
President