

Huntingburg Advisory Plan Commission

Minutes of the Regular Meeting

Monday, November 23, 2020 at 5:30 P.M. Local Time

The Huntingburg Plan Commission met in regular session on Monday, November 23, 2020 at 5:30 p.m. in the Council Chambers at the Huntingburg City Hall. Members present were: Nick Stevens, Josh Morrison, Sandra Kays, Rachel Steckler, Primo Nino and Todd Humbert. Other(s) present included: Planning Director Paul Lake, Jane Hendrickson (Hunters Crossing), Trent McPeak (Neikirk Engineering/Hunters Crossing), Phil Buehler (M & M Investments representative) and several members of the public.

The minutes from the July 27, 2020 meeting were reviewed and a motion to approve them was made by Josh Morrison and seconded by Rachel Steckler. The July 27, 2020 Minutes were approved.

The first docket item was a Minor Subdivision request M & M Investment Group LLC. Paul indicated that the required proof of mailing to Interested Parties and publication of the Notice of Public Hearing have been received. This is a public hearing on a request from M & M Investment Group LLC. The petitioner is requesting to subdivide a 19.273-acre one-lot minor subdivision from the current M & M Investment Group LLC tract (19-14-03-400-052.000-019). The proposed one-lot minor subdivision will result in a single lot fronting on Sunset Drive which would be eligible for a single building permit. The subdivision will provide for a 19.273-acre lot. The remaining portion of the master tract owned by M & M Investment Group LLC will be acquired by an adjacent/contiguous property owner. No additional roads or infrastructure are being requested as a part of the subdivision request. Phil Buehler, representing the petitioner, indicated that no new infrastructure would be required for this subdivision request. A motion to open the Public Hearing at 5:37 was made by Rachel and seconded by Primo. Two citizens (Chad Trent & Carrie Barkley) raised questions about what was going to be built on this property. Additionally, they have concerns on how construction on it will create additional problems related to drainage in the area. Both mentioned historic

drainage issues they have dealt with. Paul indicated that tonight's hearing was not to approve any type of construction, but only to create a legal lot of record. Any construction which might occur would need to file for a building permit and submit plans. Only at that time would anyone be able to discuss impacts on drainage and how to mitigate any problems. Paul informed the commission that the subdivision request met all requirements to establish a legal lot. Nick made a motion to close the public hearing at 5:45, seconded by Sandy. The public hearing was closed. Nick Stevens made a motion to approve both Primary and Secondary approval. Josh Morrison provided the 2nd. Primary and Secondary Approval were granted (6 Ayes, 0 Nay, 3 absent).

The next item on the agenda involves Technical Amendments to Hunters Crossing Section III Secondary Plat (Approved on July 22, 2019). These items are to: 1) correct the name of Progress Park to Progress Parkway; and 2) to add easements which should be reflected on the Plat. Paul indicated that he had spoken to Phil Schneider concerning whether this action required a public hearing and Phil indicated it does not. Trent McPeak from Neikirk Engineering and Jane Hendrickson, the developer of Hunters Crossing are in attendance should there be questions. Paul also mentioned that he Glen Kissling was unable to attend tonight's meeting but had provided comments about his concern over the 3-driveways which are located off Progress Parkway. Paul included Glen's email in the packets you received. Paul mentioned that the builder (Jagoe Homes, Inc.) and developer both understood the concerns about the driveways and would try to include room at the top to allow for homeowners to turn around versus backing into traffic. Tonight's request does not change the number of lots or internal street names of the subdivision. Following a short discussion, a motion to approve the changes was made by Josh Morrison and seconded by Primo Nino. Sandy Kays abstained. The technical amendments were approved.

The last item on the agenda was for the previously approved Primary and Secondary approval for the Chestnut Gardens Subdivision. The Plan Commission granted these approvals on July 27, 2020 subject to Security Instrument/Bond being provided to cover cost of required infrastructure and the Board of Zoning Appeals approving any required

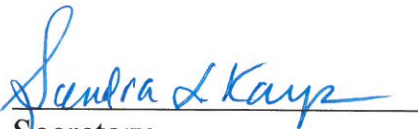
Variances. Both conditions have been met. Signing of the approved plats will allow for their being recorded.

The commission's next meeting is Monday, December 14, 2020 at 5:30 pm.

A motion to cancel the regularly scheduled December meeting on the 28th was made by Nick and seconded by Sandy. The December 28, 2020 Plan Commission was cancelled.

A motion to adjourn the meeting was made by Rachel Steckler and seconded by Josh Morrison. The meeting was adjourned at 6:00 pm.

Submitted by:


Secretary

Approved by:


President

Date:

12-14-2020