

Huntingburg Advisory Plan Commission

Minutes of the Regular Meeting

Monday, December 14, 2020 at 5:30 P.M. Local Time

The Huntingburg Plan Commission met in regular session on Monday, December 14, 2020 at 5:30 p.m. in the Council Chambers at the Huntingburg City Hall. Members present were: Nick Stevens, Sandra Kays, Rachel Steckler, Primo Nino, Dennis Whitsitt, Glen Kissling and Todd Humbert. Other(s) present included: Planning Director Paul Lake, Nathan Waggner and Bill Kaiser (representing petitioner) and Brian Tretter (petitioner), Bob Patberg and Tom Weiseman.

Minutes from The February 24, 2020, March 9, 2020 and November 23, 2020 Plan Commission meetings were review. Nick Stevens made a motion to approve all three sets of minutes. Seconded by Primo Nino. The February 24, March 9 and November 23 minutes were approved.

The first docket item is a Subdivision request from Progressive Development Company, LLC. The petitioner is requesting a subdivision of property located at approximately 401 East 22nd Street. The subdivision is intended to create 3 separate lots:

- Parcel/Lot 1, containing approximately 2.703-acres, lies along 22nd Street and runs from the petitioner's western property line to the west property line of the proposed Parcel/Lot 2.
- Parcel/Lot 2, containing approximately 3.237-acres, is where the Access Storage Units are located.
- Parcel/Lot 3, containing approximately 6.127-acres, is located south of the proposed Lot 1 & 2. The required frontage for access to Lot 3 is 22nd Street.

Current Zoning: The zoning for the property will remain unchanged. Lots 1 & 2 are currently zoned B2. Lot 3 is currently zoned R1.

This subdivision meets city code for minimum lot size, lot width and road frontage. Additionally, staff would note that the subdivision does NOT alter the current zoning and does not approve any new construction as a part of this process. Any new construction or changes in zoning would come back before this commission as separate items.

Paul indicated that tonight's meeting is a public hearing on a request the request from Progressive Partners Company, LLC. Paul also confirmed that the required mailings to 'Interested Parties' was sent, and the Notice of Public Hearing has been published.

Nick Stevens opened the Public Hearing at 5:40 pm and requested that anyone wishing to speak step to the podium and sign in before speaking. Bill Kaiser summarized the petitioner's subdivision request and explained that all ordinance requirements have been met for this subdivision. A question was asked by Tom Weiseman about whether Erin, Anthony and Christopher streets would be extended into the property from the south to accommodate future development. Both Paul and the petitioner indicated that the streets were too narrow and that it probably would not be allowed. Access to the area being discussed would be provided from 22nd street via the platted right-of-way. A question was asked concerning whether the detention pond would be removed. Nathan Waggoner indicated that it would not be removed. Following a short discussion, Glen Kissling made a motion to close the public hearing. Primo seconded the motion. The public hearing was closed.

A motion to approve the subdivision was made by Rachel Steckler and seconded by Todd Humbert. Sandra Kays indicated she would abstain from the vote as her firm represented the client. The subdivision was approved 6-0-1.

Paul reminded the commission members that its December meeting on the 28th had been cancelled. The next meeting for the commission will be Monday, January 25, 2021 at 5:30 pm.

A motion to adjourn the meeting was made by Sandra Kays and seconded by Rachel Steckler. The meeting was adjourned at 5:45 pm.

Submitted by: Sandra L Kays
Secretary

Approved by: Primo E. Nino Date: 2-22-2021
President