

Huntingburg Advisory Plan Commission

Minutes of the Regular Meeting

Monday, February 22, 2021 at 5:30 P.M. Local Time

The Huntingburg Plan Commission met in regular session on Monday, February 22, 2021 at 5:30 p.m. in the Council Chambers at the Huntingburg City Hall. Members present were: Mike Fulkerson, Sandra Kays, Rachel Steckler, Primo Nino, Glen Kissling, Todd Humbert and Dennis Whitsitt. Other(s) present included: Planning Director Paul Lake, City Attorney Phil Schneider, Brad Eckerle & Ruger Kerstiens (representing Chestnut Gardens Assisted Living, LLC's), Council Member Jeff Bounds, Gene Thieman and Mayor Steve Schwinghamer.

Tonight's meeting serves as the Plan Commission's organizational meeting for 2021. Following a short discussion, a motion to elect Primo Nino as President was made by Mike Fulkerson and seconded by Sandra Kays. Primo was elected President (7-0). A motion to elect Glen Kissling as Vice-President was made by Sandra Kays and seconded by Mike Fulkerson. Glen Kissling was elected Vice-President (7-0). A motion to elect Sandra Kays as Secretary was made by Mike Fulkerson and seconded by Rachel Steckler. Sandra Kays was elected as Secretary (7-0).

Minutes from the December 14, 2020 Plan Commission meeting were reviewed and a motion to approve them was made by Rachel and seconded by Primo. The December 14, 2020 meeting minutes were approved.

The next item on the agenda is a petition from Chestnut Gardens Assisted Living, LLC to rezone Lot #1 of Chestnut Gardens Subdivision, containing approximately 1.94 acres, from R-2 (Two-Family Residential) to B-2 (Heavy Commercial District). The requested rezoning will allow for the development of up to Two (2) assisted living buildings. Building #1 will contain twenty (20) units. Building #2 will be developed later and will contain 16-20 rooms. The remaining 24 lots in Chestnut Gardens Subdivision will be occupied by 12-duplexes. Paul confirmed that the required Notice of Public Hearing had been published and the Mailing to Interested Parties had been confirmed.

Paul indicated that Brad Eckerle and Ruger Kerstiens were both in attendance to answer any questions which the commission might have. The Public Hearing was opened at 5:36 pm.

A question was raised about what types of units these will be. Ruger indicated that the bulk would be single bedroom units. Road access to the buildings will not be shared with the duplexes, rather, it will be a separate entrance via Chestnut Street. The Public Hearing was closed at 5:44 pm and a motion to recommend approval of the rezoning from R-2 to B-2 was made by Glen Kissling and seconded by Todd Humbert. The rezoning was approved by a vote of 7-0.

Tonight's meeting was to be the public hearing on the proposed Unified Development Ordinance (UDO). Phil indicated that even though the Notice of Public Hearing was placed it notice did not contain everything it should have. Consequently, the city will revise its notice and publish it again for a Public Hearing on the UDO to be held at the March 22, 2021 Plan Commission meeting.

Paul reminded the commission members that their next meeting will be Monday, March 22, 2021 at 5:30 pm.

A motion to adjourn the meeting was made by Primo and seconded by Mike. The meeting was adjourned at 5:51 pm.

Submitted by: Sandra L. Kaye
Secretary

Approved by: Primo F. Williams Date: 3-22-2021
President