

**LOWELL PLAN COMMISSION MEETING MINUTES
FEBRUARY 14, 2008 @ 7:00 PM**

Vice President Konradi called the meeting to order at 7:00 PM. The Pledge of Allegiance was recited. Roll call was taken. Members answering the roll call were Don Huseman, Elias Karras, James Konradi, Greg Shook, and Matt Felder. Absent was Richard Kelley. Also present was Director of Community Development Wilbur Cox, Attorney Steele and Recording Secretary Christine Marbach.

INTRODUCTION OF NEW MEMBER:

Vice President Konradi introduced new Plan Commission member Frank Lovely.

APPOINTMENT OF PLAN COMMISSION MEMBER TO BZA.

Mr. Huseman moved to appoint Richard Kelley to the BZA. Seconded by Mr. Carras. Voting was **all in favor**.

Approval of Consent Agenda:

- a) Vice President Konradi asked for a motion to approve the January 10, 2008 meeting minutes. Mr. Carras moved to approve the meeting minutes. Seconded by Mr. Huseman. Voting was **all in favor**.
- b) **Claims or expenditures – None.**
- c) **Staff Reports or Comments – None.**

Public Hearings:

PC #08-001, Bonnie and Don Cripe, 1005 Cottage Grove. Requesting a zone change from R-1 to R-2 for Preserves Subdivision Phase 5. Purpose: Single Family Residences. Mark Langen, the contracted purchaser of the property owned by Don and Bonnie Cripe, was present and stated that they are seeking a zone change from 1880 sq ft dwelling (R-1) to 1350 sq ft dwelling (R-2) so the extension of the Preserves Subdivision would blend in with the existing Preserves and Brookwood Subdivisions. There would be no changes in lot sizes. Mr. Cox explained that this zone change request is consistent with the area surrounding it.

Vice President Konradi **opened the public hearing**. Doug Niksch, 5524 W. 173rd stated that he and his neighbors who own property east of this development and have no objections as long as it stays what it has been in the past. Vice President Konradi **closed the public hearing**.

Matt Felder moved to send a favorable recommendation to the Town Council to approve the zone change from R-1 to R-2. Seconded by Mr. Shook. Voting was **all in favor**.

Old Business:

None.

New Business:

DIVI Development, P.O. Box 302. Requesting final plat approval for Village Green Phase 2 Unit 2. Purpose: Single family residences. Mr. Cox explained that Mr. Zunica, the developer could not come to the meeting due to prior commitments. He further explained that everything was ready except for the bond and asked that if a recommendation for approval is made, that it should be subject to the presentation of the bond.

Mr. Shook moved to approve final plat of Village Green Phase 2 Unit 2 subject to bond requirements. Seconded by Mr. Carras. Voting was **all in favor**.

Accent Homes, Inc. – John Kremke, 7895 Broadway Suite J, Merrillville, IN. Requesting secondary plat approval for Freedom Springs Phase I. Purpose: Single family residences. Tris Miles, engineer for this development was present and stated that everything that was discussed with Staff has been resolved. Mr. Cox explained that this project is working with the northwest project which is fully funded by all the developers. He further stated that he recommends approval subject to presentation of the bond.

Mr. Huseman moved to approve the secondary plat subject to bond requirements. Seconded by Mr. Carras. Voting was **all in favor**.

Staff Reports and Comments:

Mr. Cox announced that the next meeting to discuss the Comprehensive Plan would be February 19, 2008 at 6:00 PM.

Adjournment: Mr. Huseman moved to adjourn at 7:20 PM

Jim Konradi, Vice President

Elias Carras, Secretary

Note: The above-proposed minutes are submitted for review and approval as the official minutes by the Plan Commission.

Christine Marbach – Recording Secretary