

**LOWELL PLAN COMMISSION MEETING MINUTES  
JUNE 12, 2008 @ 7:00 PM**

President Kelley called the meeting to order at 7:33 PM. The Pledge of Allegiance was recited. Roll call was taken. Members answering the roll call were Richard Kelley, Don Huseman, Elias Karras, Greg Shook, Frank Lovely, Matt Felder and Jim Konradi. Also present was Director of Community Development Wilbur Cox, Attorney Steele and Recording Secretary Christine Marbach.

**Approval of Consent Agenda:**

- a) President Kelley asked for a motion to approve the April 10, 2008 meeting minutes. Mr. Konradi moved to approve the meeting minutes. Seconded by Mr. Huseman. Voting was **all in favor**.
- b) **Claims or expenditures – None.**

Mr. Huseman stated that Mr. Homeier, who is there representing the petitioner under new business, wanted to be moved to the first item because he has another commitment.

President Kelley announced that they would move to Item VII first.

**New Business:**

**Petitioner: Don and Bonnie Cripe  
1005 Cottage Grove, Lowell, IN 46356**  
**Request: Secondary Plat Approval – Preserves Phase 5**  
**Purpose: Single Family Residential**

Doug Homier, S & H Engineers, Merrillville, In. representing the petitioner was present and stated that they were asking for secondary approval for Preserves Phase 5 which consists of 41 lots directly north of Units 3 & 4 on 16.21 acres. Mr. Cox explained that the town did have a letter of credit and a check from Mr. Cripe to cover all of the improvements in the amount of \$887,962.80 and asked that this be accepted along with a recommendation to the Town Council.

Mr. Shook moved to send a favorable recommendation to the Town Council to grant Secondary Approval for Preserves Phase 5 and accept Performance Letter of Credit no 00929 in the amount of \$750,000.00 and check no. 14107 in the amount of \$137,962.80. Seconded by Mr. Carras. Voting was **all in favor**.

**Public Hearings:**

**Petitioner: PC# 08-006, Kouli Enterprises  
17244 Roosevelt Place, Lowell, IN 46356**  
**Request: Vacation of all or part of platted property**  
**Purpose: Commercial Development**

Attorney Craig was present representing Kouli Enterprises and explained that lots 3 & 4 are between Tech Credit Union and George's Restaurant. The request is to vacate the lot lines between 3 & 4 to build an "L" shaped building.

President Kelley **opened the public hearing.** There was no one present to speak for or against the petitioner. President Kelley **closed the public hearing.**

Mr. Konradi stated that he would be abstaining from voting on this petition. Mr. Felder moved to approve PC #08-006 – vacation of all or part of platted property. Seconded by Mr. Shook. Voting was **6 in favor with Mr. Konradi abstaining.**

**Old Business:**  
**None.**

**Discussion:**  
**KM & N Properties, LLC – Request for deferment of proposed public improvements in Heritage Falls Subdivision.** There was no one present to speak for this item. Mr. Cox asked that this be tabled. Mr. Huseman moved to table this item until someone can be present. Seconded by Mr. Konradi. Voting was **all in favor.**

Mr. Cox explained that Mr. Cripe would like to address the Plan Commission in regard to Bonds. Mr. Cripe stated that he is asking for his Maintenance Bond to be released to him for Units 3 & 4 of the Preserves Subdivision. He read a letter that was sent to Mr. Cox and the Plan Commission and are made part of these minutes. Mr. Cox stated that he wrote a letter to Mr. Cripe in March (which are made part of these minutes). He stated that Mr. Cripe was allowed to post a maintenance bond without a performance bond with everything being done but the final coat of asphalt. This was also done for Unit 4. He further stated that the proposed \$27,938.80 would not cover the maintenance if Unit 3 and Unit 4 roads would fail. A discussion followed regarding the events and approvals of the bonds. Mr. Shook stated that he has looked at footage and the width of the street and came up with some numbers. At an inch and one half, it comes out that it would cost \$46,200 for both units, 24 ft long and 30 feet wide based on \$70/ton.

Mr. Konradi moved to send a recommendation to the Town Council to put Mr. Cripe under a Maintenance Bond of \$46,200 for the Preserves 3 & 4 until October of 2009. Seconded by Mr. Carras. Voting was **all in favor.**

**Adjournment:** Mr. Shook moved to adjourn at 8: 00 PM.

---

Richard Kelley - 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

