

LOWELL PLAN COMMISSION MEETING MINUTES
JUNE 14, 2012
7:00 PM

President Kelley 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 Edgar Corns, Donald Parker, Bob Philpot, Richard Kelley, James Konradi, Eli Carras and Matt Felder. Also present were Attorney R. Lawrence Steele, Plan Commission Advisor James Mandon, Building Official Tom Trulley and Recording Secretary Christine Marbach.

Approval of Consent Agenda:

- a) President Kelley asked for a motion to approve the May 10, 2012 meeting minutes. Mr. Philpot made a motion to approve the meeting minutes, seconded by Mr. Konradi and carried by voice vote.
- b) **Claims or expenditures – None.**
- c) **Staff Reports or Comments – None.**

New Business:

Discussion: Lowell Professional Center. Jeff Ban, DVGD, explained they were an engineering firm from Crown Point and were working with the Franciscan Alliance and a developer in Chicago HSA on developing a new building complex on the east side of town on Rt. 2 east of Holtz Road. He further stated in the last six months it is coming to a head and are moving forward in developing the plans for the 12,000 sq. ft. medical office building and the development that comes along with it. They are working on a 20 - acre parcel for the first phase. In the late 1990's this 20 acre site was approved and called the Lowell Professional Center and did not contemplate any development around the Spring Run Subdivision. It was parceled of in very small one-acre commercial subdivided lots. This property is zoned B-3, it was intended back then to be a business development, it is intended now to be a business development but the parceling of the lots do not meet the market demands for the buildings that are typically built for medical offices. Mr. Mandon suggested they come before the Plan Commission under a work-study session to discuss this project and define processes and procedures that they will want to go about doing to make their first phase of the project work. They are proposing a one-lot subdivision that would be pertinent to the 12,000 sq. ft. medical office building and the remaining land would be another lot for future development that would need another re-subdivision once the development of the balance of the 20-acres is more specifically known. They want to get feedback from the commission how this project needs to be incorporated in terms of thoroughfares, utilities, drainage, etc. He stated it was there opinion that there absolutely needs to be a vehicular and pedestrian connection between the Spring Run development and this Lowell Professional Center development along with access to Rt. 2. Mr. Ban stated they would like to come back in August for Preliminary Approval of the one-lot subdivision along with site plan approval. They are also looking at developing a storm water detention pond on the east side of the site near Spring Run Ditch that flows from the north to the south and their storm water would be collected and created in an off-site detention pond from the Phase One area and they would look to size this to have the ability to grow so that once the development of the 20-

acres comes back for other parcels, that pond would continue to grow. This project is far away from sanitary sewer and water, which is just to the east side of the Speedway gas station. The Franciscan Alliance and the HSA team have been working with the Town Redevelopment Commission to do a redevelopment bond based on the tax increment created by this project to help fund the over half a million dollars it's going to take to get water and sewer out to this project. They have been working with Mr. Shook about the design aspect and what he needs to see in terms of the utility sizing. They are looking to extend the 10- inch water main along Rt. 2 east towards this project. They will need a sanitary sewer pump station that is in accordance with Town's Design Standards which will also serve the property east as well. They will be getting a State Road 2 permit with INDOT for the appropriate passing blisters and accel/decel lanes necessary on Rt. 2 along with traffic studies. They want to come back with the primary plat of the re-subdivision and vacation of the existing subdivision and the site development plan for the phase one area as well. Jim Mandon stated there should be some interconnectivity with the road system to the west to give people internal access to that area along with access to Rt. 2. He further stated there has been discussion on the utilities and how large the lift station should be so they can plan for these 20 acres and also the adjoining property. Once that area gets developed it would look like an integrated facility. Jeff Ban stated they would like to be back in August for the actual public hearing for the primary platting action and be back in September for the final plat approval so they can start construction sometime in October. Mr. Philpot asked if they have done any projections on the left turn traffic eastbound. Mr. Ban stated they had not done that and it will be addressed in the traffic study as part of their submittal to the town and INDOT. Mr. Parker asked if they were anticipating one entranceway into the subdivision and if the road that is stubbed going to Rt 2. Mr. Mandon answered they were anticipating one entrance way but he wasn't advising the road to be stubbed going to Rt. 2. Mr. Ban stated the architecture of this building would look very similar to the building the Franciscan Alliance has in St. John. Mr. Corns stated the ditch they keep referring to as Spring Run ditch is actually called Buckley Ditch and who would extend that street from the subdivision to Lowell Professional Center. Mr. Ban stated they would be responsible for extending the street once the Lowell Professional property is completed and as the phases grow, the Plan Commission will have to make sure this project is implemented in the Master Plan which they will provided with their primary plan. Mr. Felder wanted to know if the part of Spring Run that they want to make the road connection to was platted. Mr. Mandon stated it was not. Mr. Felder asked if the water and sewer would continue to the east of the property. Mr. Ban stated this was a very tight economic project and are waiting for what the TIF will generate to extend the water and sewer lines.

Public Hearings:

Petitioner: PC# 12-003, Steven Schulze, 105 N. Nichols, Lowell, IN 46356

Request: zone change from B-1 to R-3

Purpose: residential duplex

Steven Schulze, 105 N. Nichols, was present and stated he bought the property 4 years ago and was told it was zoned for a duplex. When he went to finance the property, he found out it was zoned as commercial. He would like to change it back to residential so he could move his mother into the other unit. Mr. Mandon explained this is the same

situation his neighbor to the south had and came to the Plan Commission for a zone change. He further stated this area was residential in nature and does not make a great deal of sense to keep it zoned commercial.

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. Parker made a motion to send a favorable recommendation to the Town Council to change the zoning at 105 N. Nichols from B-1 to R-3, seconded by Mr. Philpot and carried by voice vote.

Old Business:
None

Announcements:

Adjournment: Mr. Konradi made a motion to adjourn at 7:30 PM, seconded by Mr. Parker and carried by voice vote.

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