

**LOWELL PLAN COMMISSION MEETING
MAY 9, 2013**

President Kelley called the meeting to order at 7:00 P.M. The Pledge of Allegiance was recited. Recording Secretary Gena Knapp called the roll. Members answering the roll call were Richard Kelley, James Konradi, Eli Carras, Craig Earley, Don Parker, and Matt Felder. Robert Philpot was absent. Also present were Planning Consultant Jim Mandon and Building Official Tom Trulley.

APPROVAL OF MINUTES

Mr. Parker made a motion to approve the March 14, 2013 regular meeting minutes, seconded by Mr. Earley and carried by voice vote.

OLD BUSINESS

None.

NEW BUSINESS

Permission to set a public hearing for the adoption of the Future Land Use Map and for the adoption of the new Zoning Map – Jim Mandon, Town Planning Consultant, stated there are several maps that the Commission has received that finalizes some things that were starting a few years ago by the Town. The first thing these will finalize is the Comprehensive Plan and also the Zoning Ordinance that was started by Ball State. Mr. Mandon presented the Existing Land Use Map and explained that the map shows how each parcel in Town is being used currently. He stated all of the white areas, which represent vacant property, are shown on the Future Land Use Map as a zoning classification that we would like to see them be in the future. The Future Land Use Map shows every parcel in Town and the ideal zoning classification that we would like to see if we could wipe the slate clean and start over. Currently, these maps are the staff's maps, but they need to be made the Town's maps. If there are any changes that you would like to see on the Future Land Use Map, please let us know so we can take it in to consideration.

Mr. Mandon stated recently the Zoning Ordinance was completed, but the new Zoning Map was missing, which we now have in a draft form. We are asking for permission tonight to set public hearings for the adoption of the Future Land Use Map and the Zoning Map. The Council will adopt the Comprehensive Plan through a Resolution based on the recommendation from the Plan Commission on the Future Land Use Map. Mr. Kelley asked if these are individual meetings. Mr. Mandon stated we could have them back-to-back because the ad is a little different for the public hearings. He stated the Comprehensive Plan and the Future Land Use Map is a guide. If someone comes in and wants a zone change, you can look at both of these documents to help make your decision. It also helps when developers come in because they can look at your Future

Land Use Map and see the best place that you have decided for them to go. This helps for the developing process to move along quicker as well.

Mr. Mandon stated the Zoning Map is legal and is passed by Ordinance, which, again, the Plan Commission will give a recommendation to the Council to pass the Zoning Map after the public hearing. Mr. Mandon went on to explain how the parcels are currently zoned in Town and the different classifications. He stated they did not want to create a number of different uses that would cause current property owners to come in front of the Board of Zoning Appeals for variances. Mr. Mandon stated if there are comments now we can change the maps before they are in draft form and then put them on the website and have them available in the office for public comment before the meeting in June. Mr. Carras asked where the Mobile Home District was. Mr. Mandon stated there is none. Mr. Carras stated he thought Mr. Mandon said it was in the key. Mr. Mandon stated you have to have it available if someone asks to put in a mobile home park, but there is not a spot that is specifically designated for that. Mr. Parker asked if we were going to wait until next month to hold the public hearing or have it sooner. Mr. Mandon stated he was just going to wait until next month. Mr. Parker asked if we should set a deadline to have the comments in. Mr. Mandon stated we could, but it is not necessary. Any comments that come up will be reviewed at the public hearing so that they can be read in to the minutes. Mr. Felder asked if there are comments or concerns at the public hearing, do we need to have another public hearing after all of the issues are addressed. Mr. Mandon stated you are only required to have one public hearing, but you can keep that open if you feel that there will be more. You could also close the public hearing, accept all of the comments, and decide what you want to change or not change. Mr. Felder asked if we want to change something at the public hearing, could we make a recommendation based on those changes being made. Mr. Mandon stated that was correct. We will change the map based on what the minutes reflect, and that will be what goes to the Council for final approval. Discussion followed. Mr. Mandon stated if there is something that is not correct on the Existing Land Use Map, let us know as well because it is almost impossible to see from the curb if there is a home that looks like it is single family, but is actually multi-family. Mr. Parker made a motion to authorize Mr. Trulley to set and advertise a public hearing for the next regular meeting for the adoption of the Future Land Use Map and the Zoning Map, seconded by Mr. Konradi and carried by voice vote.

ADJOURNMENT

With no further questions or comments, Mr. Parker made a motion to adjourn the meeting at 7:16 PM, seconded by Mr. Felder and carried by voice vote.

Richard Kelley, President

Elias Carras, Secretary