

**LOWELL PLAN COMMISSION MEETING
JUNE 13, 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, Craig Earley, Robert Philpot, Don Parker, and Matt Felder. Eli Carras was absent. Also present were Town Attorney Jack Kramer, Planning Consultant Jim Mandon, and Building Official Tom Trulley.

APPROVAL OF MINUTUES

Mr. Parker made a motion to approve the May 9, 2013 regular meeting minutes, seconded by Mr. Konradi and carried by voice vote.

OLD BUSINESS

None.

PUBLIC HEARING

PC #13-006 - Town of Lowell – Amend the Town of Lowell Zoning Ordinance by Replacing the current Zoning Map – Mr. Mandon stated we have made the Town categories for zoning to be consistent with the new zoning classifications that were passed with the new Zoning Ordinance earlier this year. We looked at each zoning area involved and tried to match it as close as possible to the existing land use. In this way we do not effect how people are currently using their property and if we do, it is minimal. He stated there are some cases where zoning was changed to go with how the land is currently being used. He stated the zoning classifications on the map are now consistent with the Zoning Ordinance.

Mr. Kelley opened the public portion of the hearing hearing. With no one to speak for or against the petition, Mr. Kelley closed the public portion of the hearing. Mr. Earley made a motion to make a favorable recommendation to the Town Council to approve the new Zoning Map, seconded by Mr. Konradi and carried by roll call vote.

PC #13-007 – Town of Lowell – Review the recommendation made by the Annexation Committee regarding the Future Land Use Map – Adopt a Future Land Use Map as a part of the approved Comprehensive Land Use Plan – Mr. Mandon stated when Ball State put together a Comprehensive Land Use Plan, they did not have a Future Land Use Map. This map is what you eventually want to move forward with and accomplish. It is a guide, but it is a formal guide. This map gives you legal standing to use your comprehensive plan and map as a footing in terms of approving or denying petitions. He stated it does need to be looked at and modified every few years.

Mr. Mandon stated the Annexation Committee did make a few recommendations. One being to scale back the amount of multi-family property, and also to reduce the commercial area on the west side of Town right off of Route 2. Mr. Mandon showed on the map where the commercial property was and the option of scaling back the size and including more industrial instead, which followed the Annexation Committee’s recommendation. He stated it does not matter really where you place the line because if someone comes in to the Plan

Commission and would like to use that area for commercial but wants six hundred feet in depth, and the map only shows four hundred, you can still approve that six hundred feet. Mr. Felder asked what the buffer would be if we continue to annex north and we decide to put in residential. Mr. Mandon stated the area north would be proposed to be industrial as well. The only issue is the single family to the east. Having industrial next to single family now is different than what it used to be. You have sufficient setbacks and landscaping that you can impose that makes it less of an issue for single family. Mr. Felder asked if it was really that big of an issue to change. Discussion followed. Mr. Mandon stated it does not matter a great deal.

Mr. Parker stated he did agree with the idea of scaling back the R3 area for multi-family. He asked if R3 included apartment buildings. Mr. Mandon stated R3 is duplexes up to four units. The proposed multi-family is located contiguous to existing multi-family to permit that area to expand. The one you would want to cut back first would be south of the downtown area. Mr. Mandon asked if there was a specific amount they would like to see reduced. He stated this is a mixed-use area, it is technically single-family, but it is high density. It almost serves as a multi-family area because of the density. Discussion followed. Mr. Parker asked if someone could come in and ask to change the zoning of an area that is currently zoned something else. Mr. Mandon stated anyone could come in and ask to change the zoning. This map is a guide to help you make a decision per the request if it is something that would make sense or not. Discussion followed. Mr. Mandon suggested reducing the R3 zone by removing the vacant property that is included, but where you have scattered duplexes or homes that have been split we leave it at multi-family medium density. Discussion followed.

Mr. Kelley opened the public portion of the hearing. With no one to speak for or against the petition, Mr. Kelly closed the public portion of the hearing. Mr. Felder made a motion to send a favorable recommendation to the Town Council for the Future Land Use Map with the revision of turning the vacant multi-family lots to single-family zoning, seconded by Mr. Parker and carried by roll call vote. Mr. Mandon stated there is currently a lot on Lucas Parkway that is vacant, but we are anticipating the developer coming in next month to include that vacant area as part of a PUD so that he can develop on those vacant lots. Mr. Mandon asked if the motion could be changed to not include that lot in the vacant property. Mr. Kramer asked how that lot would be described. Mr. Trulley stated it is Providence subdivision. Mr. Felder made a motion to send a favorable recommendation to the Town Council for the Future Land Use Map with the revision of turning the vacant multi-family lots to single-family zoning, but omitting the Providence subdivision from that change. The motion was seconded by Mr. Parker and carried by roll call vote.

NEW BUSINESS

Jim Mandon – Introduce Annexation Plan draft – Mr. Mandon stated it is very important to realize where you are going with growth, and you want to do it in a systematic way based on facts and the information available to you. Mr. Mandon explained the criteria that he and the staff used to create a sequence of annexation. The list included the number of properties involved, the boundary lines or roads that are shared with the Town, how many people occupy the property being considered, how many owners there are on a particular property, flood plane levels, accessibility to the property, railroad access, the amount of wetlands, soil type, the parcel's topography, access to water and sewer, development potential, proximity to Town, current land use, and possible revenue production. Mr. Mandon stated that the

properties along Route 2, both east and west, are the highest-ranking property followed by the parcels that have rail access and good highway access to Route 2 and Route 41. The other benefits of property east and west is that the revenue production will be greater because their land use will be more intense. For the most part, the parcels west of the Town are the parcels that have easier access to Town utilities, but the property just east of Town is just as high on the list due to the commercial development that could occur.

Mr. Parker asked why the boundaries were not further south. Mr. Mandon stated he could have kept going, but the scores tend to decrease the further south you go. These zones are artificially arrived at and they normally stopped at a railroad track, a creek, or a roadway. We could change some of the sizes if you would like. Mr. Felder asked what the north boundary was. Mr. Mandon stated the approximate location of the Illiana Corridor. Mr. Parker stated that Cedar Lake has already done their proposal and they are coming well south of where the Illiana is proposed.

Mr. Mandon stated the next map that you will be receiving would show the land use for these parcels that we are proposing to annex. Discussion followed about setting a public hearing for July on the Annexation Plan draft. Mr. Earley asked how the land use was decided for the parcels that are being proposed for annexation. Mr. Mandon stated they were all staff decisions. We took a look at how we would like the neighboring properties to be developed. Mr. Parker made a motion to schedule the public hearing for the Annexation Plan draft for July's meeting, seconded by Mr. Konradi and carried by roll call vote.

Mr. Earley asked if the information that they will receive is per parcel. Mr. Mandon stated there is a spreadsheet that you will receive that shows the ranking per parcel and how those points were arrived at. Mr. Parker asked if what Ball State recommended for the Future Land Use Map is meshing with the Zoning Ordinance that we have created and the Zoning Map. Mr. Mandon stated it is. A lot of what is in the master plan is general, so it is consistent. Mr. Parker asked if at the next meeting the Commission could discuss recommending to the Town Council doing a thoroughfare plan. Mr. Mandon stated it could be discussed. This plan goes in to how parcels should be connected to each other to reduce some of the traffic counts on the major roads. He explained the reasoning for a thoroughfare plan and what could be determined from the results.

ADJOURNMENT

With no further questions or comments, Mr. Parker made a motion to adjourn the meeting at 7:52 PM, seconded by Mr. Konradi and carried by voice vote.

Richard Kelley, President

Elias Carras, Secretary

