

**LOWELL PLAN COMMISSION MEETING  
OCTOBER 9, 2014**

President Kelley called the meeting to order at 7:00 P.M. The Pledge of Allegiance was recited. Recording Secretary Dianna Cade called the roll. Members answering the roll call were Richard Kelley, James Konradi, Elias Carras, Donald Parker. Craig Early, Robert Philpot, Matt Felder was not in attendance. Also present were Planning Consultant Jim Mandon, Town Attorney Jim Kramer and Building Official Tom Trulley.

**APPROVAL OF MINUTUES**

Mr. Parker made a motion to approve the September 18, 2014 regular meeting minutes, seconded by Mr. Konradi and carried with four ayes, Mr. Philpot abstained, he was not present at this meeting.

**NEW BUSINESS**

Mr. Kelly stated that the new business on the agenda was Administrative Subdivisions, Section 155.192. Mr. Mandon gave the Board a recap of the staffs proposed changes to the ordinance. Mr. Mandon stated that we have a section in our zoning ordinance called Administrative Subdivisions. Discussion followed on a section in the Indiana code that permits certain subdivisions to be approved with the Technical Review Committee as opposed to the Plan Commission.

Mr. Mandon stated our current code primarily deals with farms. Mr. Mandon stated that it permits the Technical Review Committee to review site plans for larger farms and does not apply to the Town that often. Mr. Mandon stated that it is really meant for County Plan Commissions. Mr. Mandon stated that a section could be added as per the Indiana code that would allow the Technical Review Committee to approve a subdivision that is three or fewer lots, single family, and there is no required subdivision improvements to be made and if it complies with every other aspect of our ordinance, there is no reason for the petitioner to come to the Plan Commission, the law does allow us to pass an ordinance that will permit them to come to the committee without a public hearing. Discussion followed. Mr. Mandon stated that we have the ability to change our code to permit minor subdivisions to be handled by the Technical Review Committee and that is what I am suggesting. Mr. Mandon stated that this is typical language that could be installed in our code that permits us to do that, however, there is stipulations. Discussion followed. The Board agreed that this is something they would like to pursue. Discussion followed on the next steps that need to be taken at next meeting.

**PUBLIC HEARING**

14-013 Site Plan Review.

Mr. Mandon stated that if there are no changes to be made, we can move forward with forwarding a formal ordinance to the Town Council for Site Plan Review. Discussion followed.

Mr. Kelly opened up the public hearing, with no one to speak for or against the petitioner the public hearing was closed.

Mr. Konradi made a motion to send a favorable recommendation to the Town Council for the Site Plan Review ordinance, seconded by Mr. Parker and carried with a voice vote.

With no further questions or comments, Mr. Konradi made a motion to adjourn the meeting at 7:15 PM, seconded by Mr. Parker and carried with four ayes.

---

Richard Kelley, President

---

Elias Carras, Secretary