

## LOWELL PLAN COMMISSION WORK SESSION

October 19, 2015

President Kelley called the meeting to order at 4:00P.M. The Pledge of Allegiance was recited. Recording Secretary Dianna Cade called the roll. Members answering the roll call were Rick Kelley, Craig Earley, Chris Salatas and Don Parker. Matt Felder, Jim Konradi and Ellias Carras were absent. Also present were Planning Consultant Jim Mandon, Building Official Tom Trulley, Department of Public Works Director Greg Shook, Town Engineer Craig Hendrix, and six citizens.

Mr. Doug Homier approached the podium and stated that he was here about ten (10) days ago to discuss Beverly Estates II and the possibility of relaxing some of the town ordinances. Mr. Homier stated for the most part the drainage pond. Mr. Homier stated that I do not think we need to talk about the back to back curbs, I do not think that anybody had an issue with that. Mr. Homier stated for a recap, the items for discussion are:

1. Allow detention pond within fifty (50) feet of the right away along Clark St.
2. Allow pond bottom with a 0.5% percent slope in lieu of a 1% on the bottom
3. To allow the side slopes to be three to one (3 to 1) as opposed to four to one (4 to 1)
4. Dry bottom pond designed without a safety ledge
5. Allow a reverse curb without a one hundred (100) foot straight segment between them.
6. Sidewalks along Clark St.

Mr. Homier stated in addition, the improvements along Clark St. need to be discussed, due to conflicting view points from Mr. Mandon and Mr. Hendricks, so we need to get some input from the town itself. Mr. Homier stated that we are looking at installing deceleration taper and deceleration lanes at the entrances as opposed to widening from the center line out to seventeen (17) feet with full curve. Mr. Homier stated he believes these are the topics of issue. Mr. Homier also stated that he is not sure if this should be discussed at this meeting, but the placement of the sanitary sewers also needs to be discussed. Mr. Homier stated we would like to install them in the parkway instead of directly underneath the center of the street for reasons of backfilling costs and possible settlement of the street.

Mr. Mandon stated that most of the planning issues that were discussed were covered in the October 8<sup>th</sup> memo that I sent to the Commission. Mr. Mandon stated prior to that time most of the planning decisions or issues were pretty well met, we had several discussions up to the day that we meet out at the site. Mr. Mandon stated at the meeting at the site we discussed primarily engineering issues. Mr. Mandon stated that he would discuss the planning issues tonight and Mr. Hendricks was here to discuss the engineering issues. Mr. Mandon stated the planning issues were mostly to make sure that the water main is looped and provided for continuation to the property to the south.

Mr. Mandon stated the next thing we discussed as far as planning is concerned, is access. Mr. Mandon stated that it is great to have two (2) access points. Mr. Mandon stated they should be a certain distance apart just because of the way the traffic would be impacted if they were not. Discussion followed. Mr. Mandon stated that the access provision for roadway continuation was complied with on the most recent draft of the plat.

Mr. Mandon stated that we should minimize the number of pump stations that we are required to install in town just from a general maintenance standpoint. Mr. Mandon stated the sanitary stations should be as large as possible and as deep as possible and located properly so that they are accessible. Mr. Mandon stated that they should be located and sized so that they can serve more than just the subdivision that is under discussion. Mr. Mandon stated that the topography requires that a pump station be installed for sanitary purposes for the east side of the subdivision. Discussion followed on the location of the pump station, type of pump station and Mr. Cripe recouping the additional costs of the pump station.

Mr. Mandon stated in terms of the sidewalk and the setback for the pond, the setback does not concern me as much as making alterations to the slope of the bottom and slope of the side of the pond because that directly involves maintenance.

Mr. Mandon stated there are three choices that we can impose on the access point to the subdivision. Mr. Mandon stated the three options and discussion followed.

Mr. Mandon stated that we think that the water main should be connected on the northeast corner of the site and brought thru the site and have an access point for additional property to the south to pick up on at or near the intersection of the south curb cut with Clark St. Mr. Mandon stated that we think a good location for the pump station is in an out lot in that same area. Discussion followed.

Mr. Earley asked Mr. Mandon for his opinion on some of the other items we are discussing here tonight. Mr. Mandon stated that he is not too concerned on relaxing the setback for the pond. Mr. Mandon stated that from a safety standpoint I think it makes perfect sense not to have the sidewalk out there either, and to have it continue in to the subdivision on the main north/south street so it can continue to the south. Mr. Mandon stated that from a safety standpoint it should not be located along the right of way at the arterial. Discussion followed. Mr. Mandon stated that what does concern him is the slope on the bottom of the pond and the side slopes. Mr. Mandon stated that is more problematic than the setback.

Mr. Mandon stated in terms of what I think should be imposed on the options for the main entrance, it depends on how soon the town thinks that the arterial will be widened. Discussion followed. Mr. Mandon stated that unless you feel that you will need four lanes on Clark St. in the foreseeable future, I would not recommend that we require a full lane be installed with curbs. Mr. Mandon stated that he feels a taper with curbs on the

fully widened section near the entrance is appropriate and should be imposed. Mr. Mandon stated that he feels a better use of Mr. Cripe's money would be to oversize the pump station and have the side slopes and bottom slope of the pond be appropriate.

Mr. Kelley asked Mr Shook what his opinion was. Mr. Shook stated we developed these standards and I think that we need to stick with them. Mr. Shook stated that I am not sure that Clark St. will ever be an arterial. Mr. Shook stated I think it should be a curb and the ditch eliminated. Mr. Shook stated I think that the pond being fifty (50) feet might be a bit much, I think we can get away with doing the maintenance at thirty (30) feet. Mr. Shook stated I do not see why we do not put the sidewalk in. Mr. Shook referenced Burr St. by the Church of Christ as an example of pond with no sidewalk and he feels once this subdivision is developed there will be kids in there walking to town. Mr. Kelley asked you do not have a problem with thirty (30) feet. Mr. Shook stated, for the pond, no. Mr. Shook stated as far as the side slope, I think it should be four to one (4 to 1). Mr. Shook stated it has always been that and that is what you really need it to be for maintenance. Mr. Shook stated as far as the slope on the bottom, I am going to leave that to the engineers, we just need the pond to drain so that we can mow.

Mr. Kelley stated the next item is number four (4), a dry bottom pond requiring a safety ledge, and asked if anybody has an opinion on that. Mr. Mandon stated that normally the amount of water that is in the pond and the length of time is minimal, unless it is a retention pond. Mr. Mandon stated; however, it all depends on the size of the pond and how long it will take to drain it if you need a safety ledge. Discussion followed.

Mr. Earley stated that he is trying to help Mr. Cripe out and find things that we can negotiate on. Mr. Earley asked about the safety ledge. Mr. Earley stated that he does not think that the arterial will be growing so fast that we need a second lane in there. Mr. Earley stated that he is fine with the deceleration lanes. Mr. Earley stated he is not sure on how he stands with the sidewalk issue right now.

Mr. Hendricks stated the fifty (50) feet is for maintenance if Greg is comfortable with thirty (30) feet, and he is the one who has to maintain it then I am okay with that. Mr. Hendricks stated that the four to one (4 to 1) should stay. Mr. Hendricks stated that the one (1) percent slope should stay. Discussion followed. Mr. Hendricks stated that if the pond is greater than five (5) feet in depth a safety ledge is required. Mr. Hendricks stated there is a time when the pond is going to be full with water and it could be up to forty eight (48) hours while it is releasing. Mr. Hendricks stated a safety ledge is required in other communities, it is not something that he just put in there to make it difficult. Mr. Hendricks stated we are in the preliminary stages right now, we do not know the depth yet. Mr. Hendricks stated if it is five (5) feet or greater the ledge kicks in. Discussion followed. Mr. Hendricks stated that these are my recommendations, the Plan Commission needs to determine whether it is necessary in this situation or not. Mr. Hendricks stated that he thinks the curbs should be there and absolutely thinks that the sidewalk should be there. Discussion followed on the widening of Clark St.

Mr. Earley stated that what the Commission needs to remember and understand is that this is all at the same time that we are changing our standards. Mr. Earley stated I think that it is right that we are viewing these as variances, and I agree that maybe we should look at changing the standards so that we do not have to go back to variances all the time. Mr. Earley stated I hope that the Commission can come to some conclusion that works for both of us on this particular development and then if we have to look at changing something in the future that is okay.

Mr. Hendricks stated that he does not have any difference in opinion as the other folks here on the pump station or the water main. Discussion followed on the water main, pump station and recapture fees.

Mr. Homier stated that what has come up is that we had the entire sanitary sewer designed out from under the streets and then as we left the meeting, it was said that all the manholes had to be in the street and if the manholes are in the street then the line has to be in the street. Mr. Homier stated I am not sure this should be brought up at this meeting or not. Mr. Shook stated the best access is in the street. Discussion followed on location of manholes. Mr. Shook stated in this particular case you are going to have some deep sewers and you are talking some major expense. Mr. Parker stated that he wants to walk out of here and I would like to have some standards that apply to everybody and if we need to change them we need to change them. Discussion followed.

Mr. Parker asked Mr. Mandon what his opinion was. Mr. Mandon stated accessibility to manholes is a major problem if they are not correctly located. Mr. Mandon stated my opinion is that the storm sewer should be in the street and the parkway should be reserved for the water main on one side and the sanitary sewer on the other side. Discussion followed. Mr. Shook stated from the public works standpoint we just want the manholes accessible and not in somebodies driveway or sidewalk. Discussion followed.

Mr. Parker stated that we can change the standards now, this is an opportunity for us. Mr. Parker stated we set the base line and we can tweak it from there. Mr. Earley stated that in this case we need to try and make a decision and give some answers to Mr. Homier and Mr. Cripe now and not wait for the Planning Commission unless we plan on doing it this month. Mr. Parker stated that he is ready to discuss his opinion on these issues, he does not think we can take a vote tonight but you are going to have to talk about it at the next planning meeting. Mr. Parker stated that his recommendation is going to be to change some of the standards. Mr. Parker stated that Mr. Cripe and Mr. Homier need to meet with the staff again and discuss the sanitary sewer location. Discussion followed. Mr. Parker stated we can make changes to the standards and they will go in effect that night.

Mr. Parker stated he was going to go through the list and discuss his personal opinions on the items. Mr. Parker stated he would go along with easing the right of way to thirty (30) feet, the slope of the pond stays the way it is, the four to one (4 to 1) stays the way it is, the dry bottom pond, he likes Mr. Homier's idea. Mr. Parker stated if there is only one section that is five (5) feet deep, you will only have to put up a small safety ledge. Mr. Parker asked Mr. Hendricks if it is written that way. Discussion followed. Mr. Parker stated that he would be willing to go along with that. Mr. Parker stated the reverse curbs are where the two (2) subdivisions come together, I have no problem with that. Mr. Parker stated I agree that we need the sidewalks and the curbs. Mr. Parker stated I am not a proponent of the tapering. Mr. Parker stated I would strongly like to see something happen where there could be a mutual agreement and everybody would be satisfied if we allowed the sanitary sewers to go in the parkway, I understand that the staff would like them in the street but the cost to the developers is pretty relevant.

Mr. Salatas stated that he would like to go through the list also and discuss his opinion. Mr. Salatas stated that he is okay with the thirty (30) feet but let's change it in the standards. Mr. Salatas stated that he wants to stick with the one (1) percent and the four to one (4 to 1) slope. Mr. Salatas stated that for the safety ledge, if it is just where the five (5) foot section is, I'm fine with that. Mr. Salatas stated it's easier on the developer. Mr. Salatas stated I am totally for the sidewalks and curbs. Mr. Salatas stated if the sidewalk does not go in now it will not go in, it's that plain and simple. Mr. Salatas stated that as far as the tapering, he is going to take the recommendation of the staff on how they feel about that. Mr. Salatas stated that personally, he likes the sewer in the center of one lane but if it is going to be an overly burdensome cost to the developer, since the sewers are eighteen (18) feet deep, maybe if it was the regular ten (10) feet deep we should stick to it, but in this case as long as it stays in the parkway I am fine with it.

Discussion followed on final as built.

Mr. Earley stated that he would like to go through the list and offer his opinion. Mr. Earley stated thirty (30) feet is ok with him. Mr. Earley stated that the one (1) percent and the four to one (4 to 1) is something that we have to stick with. Mr. Earley stated that in regards to the safety ledge, he does not see the need for it. Mr. Earley stated that the reverse curbs are a done deal. Mr. Earley stated that as far as the sidewalk, he is going to go with Mr. Mandon's opinion. Mr. Earley stated I do not believe that Clark St. is ever going to be a collector. Mr. Earley stated I do not see the need for sidewalks or curbs on Clark St. with Buckley Homestead and the few homes that are on the other side.

Mr. Trulley asked if you would accept an option of putting the sidewalk between the lots by the Wiggs property. Discussion followed.

Mr. Mandon stated just for clarity, I would like to ask a question. Mr. Mandon stated I have heard that you want curbing on the entry road coming in on Clark. Mr. Mandon

stated do you want a widened section for two lanes southbound or do you want a widened section for one lane southbound without a deceleration/acceleration lane. Mr. Mandon asked do you want two lanes southbound or one lane southbound. Mr. Parker stated I like the narrower lanes that Craig was talking about. Mr. Parker stated it would be a narrower lane with curb and sidewalk. Mr. Mandon asked, so no right turn lane entering the subdivision? Mr. Parker stated I would not have a sleeper lane. Mr. Mandon stated I am just trying to get clarification. Discussion followed.

Mr. Kelley stated that we would like to discuss the park open space calculation. Mr. Trulley stated the ordinance never clarified how to figure what the equivalent monetary value is that he would have to dedicate. Mr. Trulley stated it tells you how much square footage per lot but it does not tell you how to figure up the monetary value. Mr. Trulley stated he looked at Munster, St. John & Crown Point's ordinances. Mr. Trulley stated basically they converted the five (5) hundred square feet per lot into acreage and then they took the market value of that area times the acreage. Mr. Trulley stated he got an appraisal value from Sharon Spichert for the property in Lowell and that is what he used and the calculations came out to \$17,730. Discussion followed. Mr. Hendricks stated that the park fee is in the ordinance, not in the standards. Discussion followed. Mr. Parker stated that at the next Plan Commission meeting we can make a favorable recommendation to have the attorney draft an ordinance and the attorney can have it ready at our next Town Council meeting. Discussion followed on how many acres/lots should be used for the park impact fee. Mr. Parker stated you guys work on it and have it ready for the next Plan Commission meeting.

Mr. Mandon stated that the subdivision ordinance allows for the Plan Commission to pass waivers at the same time the public hearing for the subdivision is being held for the preliminary approval. Mr. Mandon stated you are allowed to grant waivers from the subdivision requirements. Mr. Homier stated that it would be safe to assume that we would want to appear before you for preliminary submittable at the December Plan Commission meeting. Mr. Parker stated some of these things will be amended and changed by then.

Mr. Jim Langen stated that Mr. Cripe has set the bar for everything that he does. Mr. Langen stated that we just went through a hard correction period time and it has been along time since there has been a subdivision before you. Mr. Langen stated I do not know anybody that has done anything better than Mr. Cripe.

### **ADJOURNMENT**

With no further comments or questions, Mr. Parker made a motion to adjourn the meeting at 5:15pm, seconded by Mr. Salatas, and carried by a voice vote.

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Richard Kelley, President

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Elias Carras, Secretary

