

## LOWELL PLAN COMMISSION MEETING

February 11, 2016

Vice President Jim Konradi called the meeting to order at 7:00P.M. The Pledge of Allegiance was recited. Recording Secretary Dianna Cade called the roll. Members answering the roll call were Elias Carras, Jim Konradi, Chris Salatas, and Mike Gruszka, Edgar Corns, Matt Felder and Don Parker were absent. Also present were Planning Consultant Jim Mandon, Town Attorney Nicole Bennett, Building Official Carl Ferro, Department of Public Works Director Greg Shook, Town Engineer Craig Hendrix, and three citizens.

### APPROVAL OF MINUTES

Elias Carras made a motion to approve the January 14<sup>th</sup>, 2016 regular meeting minutes seconded by Mr. Salatas and carried with four ayes.

### FINDINGS OF FACT

**PC #16-003 – Paul Rossi, 617 E. Commercial, Lowell IN, Zoning Change, 1601 Northview, Lowell, IN, from R1 to B1.**

Mr. Konradi read the Findings of Fact into public record.

**Mr. Salatas made a motion to accept the Findings of Fact and forward a favorable recommendation to the Town Council granting the zone change at 1601 Northview, Lowell, IN from R1 to B1 seconded by Mr. Gruszka and carried with a roll call vote with four ayes.**

### UNFINISHED BUSINESS:

#### **Discussion Flood\_Hazard Area Ordinance**

Craig Hendrix, Town Engineer with SEH, explained the definition of flood fringe, flood plane and flood zone. Mr. Hendrix stated the DNR tells what you can and cannot do in special flood hazard areas, there is some changes the Town can make to it. Mr. Hendrix stated that himself and SEH's flood specialists looked at the ordinance and made some recommendations. Mr. Hendrix stated that this ordinance and the existing ordinance are ninety-nine percent the same. Mr. Hendrix stated one of the recommendations that we made was the compensatory storage fill which is currently one to one (1to1) ratio, we recommended a two to one (2to1). Discussion followed on recommendations and penalties.

Mr. Hendrix stated that the public hearing for the ordinance would be scheduled for the next regular Plan Commission meeting on 3/10/16. Discussion followed.

Mr. Carras made a motion to accept the working draft amendment to the zoning ordinance to the Town of Lowell Code of Ordinances, Section 15, Land Usage, Chapter 151, Flood Hazard Areas and schedule a public hearing for the next regular Plan Commission meeting on 3/10/16, seconded by Mr. Gruszka and carried with a roll call vote of all ayes.

**ANNOUNCEMENTS:**

**ADJOURNMENT**

With no further comments or questions Mr. Carras made a motion to adjourn the meeting at 7:15pm, seconded by Mr. Gruszka and carried by a voice vote.

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Jim Konradi, Vice President

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Elias Carras, Secretary