

**LOWELL PLAN COMMISSION MEETING  
APRIL 19<sup>TH</sup>, 2016**

President Donald Parker, 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 Elias Carras, Donald Parker, Mike Gruszka, Matt Felder and Edgar Corns. Chris Salatas and Jim Konradi were absent. Also present were Planning Consultant Jim Mandon, Town Attorney Nicole Bennett, Town Manager Jeff Sheridan, Town Engineer Craig Hendrix, and two citizens.

**PUBLIC HEARING**

**PC #16-012, Lowell First Assembly of God, DBA: Journey Church of God, 1601 Northview, Lowell, IN - Final Plat Approval Approx. 5920 Belshaw Rd., Parcel #45-19-36-201-001.000-008 and Parcel #45-19-25-451-001.000-008. Now known as 5460 Belshaw Rd.**

Mr. Mandon stated Greg White has been working on trying to rectify some mistakes in town as far as the addressing to prevent future mistakes. As a result, there was an address assigned to the church that was different from the original one that was on the previous plat. It was changed on one place on the plat and not the other. The header has the correct address but the document itself does not. Mr. Mandon stated that if you are going to grant final approval, there should be a condition on the plat. Attorney Bennett stated no, if she may interject; we cannot approve Findings then. The plat approval is going to require signatures, and to be recorded before a building permit is issued anyway. Attorney Bennett stated we cannot approve the Findings then, we cannot add a condition to them and approve them tonight. Discussion followed on the final plat approval with the address correction.

Mr. Gruszka made a motion to approve the final plat for **PC #16-012, Lowell First Assembly of God, DBA: Journey Church of God, 1601 Northview, Lowell, IN - Final Plat Approval Approx. 5920 Belshaw Rd., Parcel #45-19-36-201-001.000-008 and Parcel #45-19-25-451-001.000-008. Now known as 5460 Belshaw Rd., seconded by Mr. Carras and carried with a roll call vote of five (5) ayes.**

**PC #16-013, Lowell First Assembly of God, DBA: Journey Church of God, 1601 Northview, Lowell, IN – Site Plan Approval Approx. 5920 Belshaw Rd., Parcel #45-19-36-201-001.000-008 and Parcel #45-19-25-451-001.000-008. Now known as 5460 Belshaw Rd.**

Mr. Hendrix stated normally we require a bond amount at this point, since you have approved the final plat, and before they can move forward but in this case they will not receive occupancy until all of the public improvements are in and tested and done correctly. I do not see any reason to set any kind of bond we will just hold the occupancy certificate until all the public utilities are properly documented.

Mr. Sheridan stated that as long as the church understands that not having the bond means we cannot grant occupancy until everything meets the town's approval. Mr. Hendrix stated they need these utilities for their church anyway, honestly they could not occupy without them being installed anyway. Mr. Hendrix stated they are being extended for this facility. I do not see a reason for a bond since we have a certificate of occupancy we can withhold to make sure everything gets done right. Mr. Mandon stated I agree, there is not an innocent party that is not going to be able to move in their structure because of the actions of a sub divider. The sub divider is the occupant. Mr. Sheridan stated that is correct, I just do not want to be in the position

that the church is demanding occupancy, and the town is saying no. As long as everybody understands that. Discussion followed.

Mr. Parker asked if the concerns of some of the residents in that area are being addressed. Mr. Hendrix stated I have an update on that. The petitioners did do some different grading on the north side of the road and Mr. Shook will be meeting with the county highway department on Thursday and look at that pipe and drainage on the south side and see how we can facilitate that.

Mr. Parker and Mr. Hendrix discussed the request from the church for the town to pick up the upsize cost for the water main and the upsize cost for the sewer. Mr. Parker asked Mr. Hendrix what would happen if there is work that has to be done on the road to ease the drainage. Mr. Hendrix stated I would think that it would be a combined effort, there could be some participation required. We have made the county aware of the issue and they are coming out to look at it.

Mr. Corns made a motion to approve **PC #16-013, Lowell First Assembly of God, DBA: Journey Church of God, 1601 Northview, Lowell, IN – Site Plan Approval Approx. 5920 Belshaw Rd., Parcel #45-19-36-201-001.000-008 and Parcel #45-19-25-451-001.000-008. Now known as 5460 Belshaw Rd., seconded by Mr. Gruszka and carried with a roll call vote of all ayes.**

#### **NEW BUSINESS:**

Mr. Parker read into record the Findings of Fact for **PC #16-012, Lowell First Assembly of God, DBA: Journey Church of God, 1601 Northview, Lowell, IN - Final Plat Approval Approx. 5920 Belshaw Rd., Parcel #45-19-36-201-001.000-008 and Parcel #45-19-25-451-001.000-008. Now known as 5460 Belshaw Rd.**

Mr. Felder made a motion to approve the Findings of Fact for PC #16-012 Final Plat approval, seconded by Mr. Carras and carried by a roll call vote of all ayes.

Mr. Felder read into record the Findings of Fact for **PC #16-013, Lowell First Assembly of God, DBA: Journey Church of God, 1601 Northview, Lowell, IN – Site Plan Approval Approx. 5920 Belshaw Rd., Parcel #45-19-36-201-001.000-008 and Parcel #45-19-25-451-001.000-008. Now known as 5460 Belshaw Rd.**

Mr. Felder made a motion to approve the Findings of Fact for PC #16-013, Site Plan approval, seconded by Mr. Gruszka, and carried by a roll call vote of all ayes.

#### **COMMENTS:**

Mr. Parker thanked the staff and the Commission for their hard work in expediting this project.

#### **ADJOURNMENT**

With no further comments or questions, Mr. Corns made a motion to adjourn the meeting at 7:25pm, seconded by Mr. Felder, and carried by a voice vote.

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Donald Parker, President

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Elias Carras, Secretary

