

LOWELL PLAN COMMISSION MEETING

December 12th, 2024

President John Alessia called the meeting to order at 7:00pm. The Pledge of Allegiance was recited. Recording Secretary Dianna Cade called the roll. Members answering the roll call were Greg White, John Alessia, Jim Konradi, Shane Tucker, Manny Frausto and Shane Lawrence. Daniel Smith was absent. Also, present was Rich Oman, Director of Planning and Development. Town Attorney Nicole Bennett participated via zoom.

APPROVAL OF MINUTES:

Mr. Lawrence made a motion to approve the meeting minutes from September 12th, 2024 seconded by Mr. Tucker and carried with a roll call vote of all ayes.

OLD BUSINESS: None

NEW BUSINESS:

M- Details, LLC PC #24-026 - LOCATED APPROX. BETWEEN 2107 E COMMERCIAL AVE & 4500 W 181ST AVE LOWELL AKA: PARCEL NUMBERS: 45-20-19-355-001.000-008, 45-20-19-355-002.000-008, and 45-20-19-355-003.000-008 – Public hearing to consider an application to request a rezone from PUD-R, and PB to §155.038 B2 (highway business district) on parcels within the Town boundaries of Lowell. Petition has been filed by M-Details LLC, 978 Theresa Dr, Crown Point, IN 46307, for property located at approx. between 2107 E Commerical Ave and 4500 W 181st, Lowell. The three parcels consist of approximately 9.94 acres and are currently zoned PUD-R and PB, located and legally described as follows:

James Hus, DVG 1155 Troutwine Rd, Crown Point, IN. Mr. Hus stated he is with DVG Team. Also with him tonight is the client Corey Detamore, DBA: M-Details, LLC.

Mr. Hus stated in 2024 Mr. Detamore purchased the three above-mentioned parcels of unsubdivided vacant land which is under 10 acres. Property is located on the north side of Rt 2 approximately 1000 ft east of the Lowell High school, immediately east of the newly constructed Taco Bell and directly west of the Franciscan building. The northern boundary is the southern boundary of the Spring Run sub. Mr. Hus discussed the current zoning on the parcels. He discussed the surroundings zones. He stated the intent tonight is to seek a rezone to B2 and further subdivide the properties. He discussed stated he could not find anything specific on the town's desire to fully commercialize these parcels however, the way the town has built out supports a B2 zoning being a congruent use of the land. He discussed the zoning of the surrounding commercial areas. He discussed illustrations that were provided to the Commission, and the vision Mr. Detamore has for the property. He discussed some of the clients that Mr. Detamore has worked with in surrounding communities on other projects. He stated no clients are locked in for this property currently. He discussed the land plan and the added strengths it brings to the petition. He stated they would extend route 2 ROW out to 50' on their side of the road. He stated there would be a private roadway that runs through the property. He discussed the west side connections by Taco Bell. He stated there would be one road cut on route 2. He discussed the NE corner and the development plans that the cut leads in to and have not yet been brought to the Commission. He stated this development was rezoned with this Commission in November of 2023 and will have an ingress/egress easement incorporated into it which will allow for connectivity for these lots from Brandywine. This will give the subdivision three access points to route 2. Due to these road cuts, they are not expecting to need any signaling on route 2. He stated they have coordinated with Indiana American Water there will be a 6" water main to run thru this property tying in a dead-end line that was stubbed in by Spring Run subdivision. He stated he would be happy to answer any questions the Commission has.

Mr. Alessia asked for clarification on the NE road that was discussed and loops around the medical

center. Mr. Hus stated DVG is working with another client who owns the property directly north of the Franciscan building. He stated the plans were designed in early 2023, rezone was passed and then the project got shelved. It should be reintroduced in the next 3-4 months. Discussion. Mr. Alessia stated he likes the multiple entrances onto Rt 2 to avoid the congestion that exists now on Rt 2 and Burr. Mr. Tucker asked about the tenants that are listed on the illustration. Mr. Corey Detamore stated he is a real estate developer and discussed the national brands that he has listed on the illustration that was submitted to the Commission. There are no signed tenants currently. These are the clients he has recently worked with in this area. Discussion on the Broadway area in Crown Point that he has developed. Discussion including his building standards.

President Alessia opened up the public hearing.

Sandy Swiderek, 2255 Spring Run Ln, Lowell. Ms. Swiderek asked if the road that was discussed would link up to Spring Run Ln. Mr. Alessia stated no. Mr. Oman using the GIS map on the large screen indicated where the road was in relation to her house. She was supplied with a sketch of the possible layout of the parcels. She asked about a berm along her property line. Mr. Alessia discussed with the resident the approval process. She stated she would like a berm or fence, and the lights faced down. Discussion on the tenants. Mr. Oman stated it would be retail businesses. Attorney Bennett stated this is a proposal. Tonight's meeting is for rezone not site plan. At this time there is no commitment that the Plan Commission can hold this developer to other than if it is approved what would be allowed if it is rezoned to B2. President Alessia stated any B2 business. Ms. Swiderek stated she does not know what B2 zoning is. Mr. White explained where she could find that information on our web site. Mr. Oman stated storage units are not allowed in B2. It is retail-based zoning. Mr. Oman discussed the buffer zone ordinance requirement. Mrs. Swiderek asked if they would get another letter when there was another approval. Mr. Oman stated yes, for preliminary plat.

Norm MacDonald, 2323 Spring Run Ln, Lowell, IN. Mr. MacDonald stated he has concerns about flooding. President Alessia stated that normally when new infrastructure is put in that takes care of any existing issues. Mr. Oman stated that would be a question for a later meeting.

Mr. Hus stated these plans are conceptual. He stated they will follow all the ordinances regarding lighting and buffer zones. He discussed stormwater. Mr. Detamore reiterated that he would follow all the town ordinances.

President Alessia closed the public hearing.

Mr. Tucker made a motion to send a favorable recommendation to the Town Council, seconded by Mr. White and carried with a roll call vote of all ayes.

Mr. Konradi made a motion to accept the staff report as the Findings of Fact, seconded by Mr. Frausto and carried with a roll call vote of all ayes.

PUBLIC COMMENT: None is heard in person or on-line.

ANNOUNCEMENTS: Next regularly scheduled meeting will be held on January 9th, 2025

ADJOURNMENT:

With no further comments or questions, Mr. Tucker made a motion to adjourn the meeting at 7:25pm, seconded by Mr. White and carried by a voice vote of all ayes.

John Alessia, President

Manny Frausto, Secretary