



TOWN OF  
**LOWELL**  
CULTIVATING COMMUNITY

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**LOWELL PLAN COMMISSION MEETING,  
November 10th, 2022**

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

**APPROVAL OF MINUTES:**

Mr. Konradi made a motion to approve the regular meeting minutes from October 13<sup>th</sup>, 2022, seconded by Mr. White and carried with a voice vote of all ayes.

**OLD BUSINESS:** NONE

**NEW BUSINESS:**

**PC #22-016 – Freedom Lakes Subdivision. Extend Preliminary plat. Originally approved 06/21.**

Tim Einspahr, Freedom Lakes LLC., 16904 Cline Ave. Lowell, IN 46356. He stated he is looking for an extension of the preliminary plat for Freedom Lakes Sub.

President Alessia asked Mr. Einspahr how long of an extension was he looking for. Mr. Einspahr stated he was going to ask for 18 months; what is the standard extension? He stated things have come up and they are still planning on doing something with the property. They have not decided on what direction they are going with it. President Alessia stated once you break ground you have 5 years, when were you planning on breaking ground? Mr. Oman stated on the first phase. Attorney Bennett stated that is correct. Mr. Einspahr asked if there was any development that the Commission was aware of close by that could piggyback onto this parcel. Mr. Oman stated Freedom Lakes Sub. would be the farthest north subdivision in the town boundaries to develop. Mr. Einspahr asked if anybody had inquired about annexation in this area. Mr. Oman stated no. Mr. Einspahr stated DVG recently met with NIPSCO regarding installing 3 phase electric. He stated there have been some minor issues with that. He stated there is also a delay in NIPSCO being able to acquire transformers. Mr. White stated it sounds like most of the issues have been technical. Mr. Einspahr stated yes and no. Most of them have been technical and support. He stated financing is in place. DVG is working on the load chart for NIPSCO. Discussion. Mr. White stated from his standpoint a year would be acceptable to try and work through your issues. Mr. White continued, we can reconvene in December of next year and examine the progress that was made at that time. President Alessia asked when the plat formally expires. Attorney Bennett stated December 10<sup>th</sup>, 2022, is the expiration date.

Mr. White made a motion to extend the preliminary plat for Freedom Lakes PC #22-016, until December 10<sup>th</sup>, 2023, seconded by Mr. Gruszka and carried with a roll call vote of all ayes.

Mr. Gruszka made a motion to accept the staff report as the Finding of Fact, seconded by Mr. Lawrence and carried out with a roll call vote of all ayes.

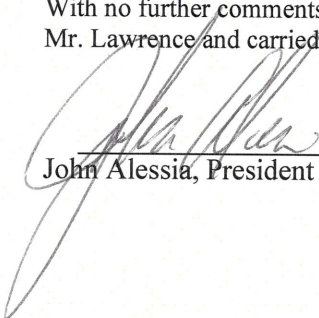
**DISCUSSION:** NONE

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

**ANNOUNCEMENTS:** Next regularly scheduled meeting will be held on December 8<sup>th</sup>, 2022

**ADJOURNMENT:**

With no further comments or questions, Mr. White made a motion to adjourn the meeting at 7:05pm., seconded by Mr. Lawrence and carried by a voice vote of all ayes.



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John Alessia, President



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John Gruzka, Secretary