

TOWN OF
LOWELL
CULTIVATING COMMUNITY

LOWELL PLAN COMMISSION MEETING

December 9th, 2021

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, Shane Lawrence, Greg White, John Gruszka and Jim Konradi. Shane Tucker and Manny Frausto were absent. Also, present was Rich Oman, Director of Planning and Development, and Town Attorney Nicole Bennett (participated via digital meeting format).

APPROVAL OF MINUTES:

Mr. Konradi made a motion to approve the meeting minutes from November 18th, 2021, seconded by Mr. Lawrence and carried with a voice vote of all ayes.

OLD BUSINESS:

TABELED FROM MARCH 11TH, 2021 - PC #21-006 - **re-plat approval in accordance with** §155.193 Major Subdivision for a parcel within the Town boundaries of Lowell, IN has been filed by Mannik & Smith Group, on behalf of their client: **Trilogy Health Services, LLC.**, 303 Hurstbourne Pkwy suite 200, Louisville, KY 40222 This is for property located at approx.: **North of 18275 Burr St.**, Lowell, IN. Parcel number: 45-19-25-201-036.000-008.

Greg Schunck, Civil Engineer, Mannik & Smith. Mr. Schunck stated they are requesting to be tabled this month.

Mr. White made a motion to table the PC #21-006, seconded by Mr. Gruszka and carried with a roll call vote of all ayes.

TABELED FROM MARCH 11TH, 2021 - PC #21-007 – **site plan** - has been filed by Mannik & Smith Group, on behalf of their client: **Trilogy Health Services, LLC.** **North of 18275 Burr St.**, Lowell, IN. Parcel number: 45-19-25-201-036.000-008.

Greg Schunck, Civil Engineer, Mannik & Smith. Mr. Schunck stated they are requesting to be tabled this month

Mr. Konradi made a motion to table PC #21-007, seconded by Mr. White and carried with a roll call vote of all ayes.

OLD BUSINESS CONTINUED:

Tabled from October 11th, - PC #21-032 - **PRIMARY PLAT- 2021** -An application for a preliminary plat approval for a 2-lot sub in accordance with §155.193 Major Subdivision for a parcel within the Town boundaries of Lowell, IN has been filed by Lifehouse Homes, P.O. Box 352, Lowell, IN 46356. This is for property located at approx. Platinum Dr. AKA: Detention Area, Lowell, IN., Parcel number: 45- 19-25-255-009.000-008

Mr. Rob Fisher, Lifehouse Development 627 E 100th Ave., Crown Point, IN. He stated he is requesting to be tabled.

Mr. Konradi made a motion to table PC #21-032, seconded by Mr. White and carried with a roll call vote of all ayes.

Tabled from October 11th, -PC #21-033 – FINAL PLAT – Beverly Estates 2 lot sub. Approx. Platinum Dr. AKA: Detention area.

Mr. Rob Fisher, Lifehouse Development 627 E 100th Ave., Crown Point, IN. He stated he is requesting to be tabled.

Mr. White made a motion to table PC #21-033, seconded by Mr. Konradi and carried with a roll call vote of all ayes.

NEW BUSINESS:

PC #21-036- application filed by: Spring Run LLC – 10865 Maple Ln, St. John, IN. – Final Plat Phase 2 – 84 lots.

Attorney Tim Kuiper, 130 N. Main St., Crown Point, IN 46307. Attorney Kuiper stated he is here tonight representing the petitioner. He stated this project started in 2005. He continued stating they are seeking final plat approval for phase 2. He stated all the staffs' comments were addressed and taken care of. Lots 97-102 and 116-122 lots will not be built on, transferred, or sold, until they have approval from the Lake County Drainage Board on the slight change in the design.

He stated the petitioner will have to amend the existing original covenants that were previously recorded in the early 2000's to include these new lots and their legal descriptions to those covenants and conditions. He stated they will do that once the mylar is recorded.

Mr. Oman stated the lots that Attorney Kuiper mentioned are abutting a Lake County regulated drain and they are waiting on approval from the County Board to proceed with those 13 lots. He discussed the particulars on the redesign and the sizing of the culverts that the petitioner is working on with the county. Mr. Oman stated any motion needs to be conditioned on the covenants and restrictions being recorded for phase.

Mr. White asked if Park View Ct. Street name was revised as requested by the fire dept. Mr. Oman stated we are going to manually make the change.

Attorney Bennett stated Mr. Kuiper appeared in Sept of last year in front of the PC and asked if the preliminary plat that was approved in 2004 be extended. She stated by law the preliminary plat would have expired in 5 years. The PC granted approval for an extension at that time. There was a condition that the plat be brought up to the current design standards. The developer did adhere to the new standards.

Mr. Konradi made a motion to approve PC #21-026, final plat, Spring Run Phase 2, with the condition that the covenants and restrictions are approved by staff and recorded, seconded by Mr. Gruszka and carried with a roll call vote of all ayes.

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

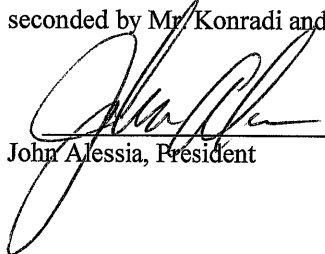
DISCUSSION: NONE

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

ANNOUNCEMENTS: Next regularly scheduled meeting will be held on January 13th, 2022

ADJOURNMENT:

With no further comments or questions, Mr. Lawrence made a motion to adjourn the meeting at 7:12pm., seconded by Mr. Konradi and carried by a voice vote of all ayes.


John Alessia, President


Greg White, Secretary