

PLANNING COMMISSION MINUTES
Regular Meeting
February 7, 2017

CALL TO ORDER: The February 7, 2017, Planning Commission meeting was called to order by Chairman Conway at 7:00 p.m.

PRESENT: Chairman Conway, Commissioners Bly, Harag, Snyder, Wirt, Clarke, Brummette, Leaser and Councilmember Bahmer.

ABSENT: Commissioner Rosier.

ALSO PRESENT: City Clerk Terpstra and Community Development Director Myrkle.

APPROVAL OF MINUTES:

Motion by Commissioner Brummette, second by Wirt to approve the minutes of January 3, 2017, as presented. Carried. 8 Yes. 0 No.

APPROVAL OF AGENDA:

Motion by Commissioner Snyder, second by Bly to approve the agenda as presented. Carried. 8 Yes. 0 No.

EARLY PUBLIC COMMENT: None.

NEW BUSINESS:

A. PRELIMINARY SITE PLAN REVIEW- 223 S. WASHINGTON ST. & 225 S. WASHINGTON ST.:

Community Development Director Myrkle stated that representatives from TWG, a development company out of Indianapolis, IN, were in attendance to present a preliminary site plan for the redevelopment of

the old Carter's IGA store located on the property at 223 & 225 S. Washington Street. He explained that there would be two issues for them to consider. One being the zoning and the other being the site plan and if they would foresee any changes that they would like to make to the plan.

They showed plans to develop a three story building with 50 units for senior housing. The criteria would be for 55 or older and the rent would be based on income. There would be 35 carports and 77 parking spaces. They have designed the building to tie in with the façade of the downtown buildings.

An application for funding is due to the state by April 3rd in order to apply for the tax credits available. Construction would start next year around this time with a twelve month construction period and a completion date of 2019.

Discussion was held among commissioners on the site plan and zoning issues.

Community Development Director Myrkle stated that zoning would have to be changed to allow this. There are a couple of options. One being that the Central Business District be extended. The other would be to change it to RM-2 Zoning. These will be issues that will have to be addressed.

REPORTS, COMMENTS, CORRESPONDENCE:

STAFF REPORT:

Community Development Director Myrkle apologized that the Police Chief was unable to attend due to a conference. She will be at the next meeting.

Commissioner Snyder asked if anything had been decided in regards to allowing food trucks.

LATE PUBLIC COMMENT: Jim Cicorelli, 3210 Daryls Way, stated that he would suggest that the parking spaces be reduced from two per unit to one and a half. That way more trees could be placed along Oliver Street.

There being no further business, Commissioner Snyder moved to adjourn at 8:00 p.m.

Ginger Terpstra, City Clerk, CMMC