

**CITY OF NEW HAVEN
PLAN COMMISSION MINUTES
JANUARY 12, 2021**

The City of New Haven Plan Commission convened in a Meeting on Tuesday, January 12, 2021 in Council Chambers, 815 Lincoln Highway East, New Haven, IN Ph: (260) 748-7075.

Ms. Hill called the meeting to order at 6:00 PM

Attendance of the membership was as follows.

MEMBER	MEMBERSHIP TYPE	PRESENT	ABSENT
President Mickey Hill	Citizen Member	X	
Vice President Irvin Arnold	Citizen Member	X	
Commissioner Ivan Almodovar	Citizen Member		X
Commissioner Matt Newbauer	Citizen Member		X
Commissioner Troy Bennigan	Citizen Member	X	
Commissioner Jim Bradley	Citizen Member	X	
Commissioner Troy Ganser	Citizen Member	V	
Commissioner Jon Stauffer	Fringe Rep		X
Commissioner Rick Trabel	Fringe Rep	X	
Commissioner Mike Mowery	City Council Member	X	
Commissioner Darrin Good	City Engineer	X	

Staff members present were Rob Gutierrez, Planning Director; Chelsea Day, Planner/GIS Tech; Renae Meredith Administrative Assistant; (V)Attorney Pat Hess.

Jim Bradley made the motion to amend the agenda to add election of officers for 2021 and the motion was seconded by Troy Bennigan, and the motion was passed unanimously.

ELECTION OF OFFICERS

Jim Bradley made the motion to nominate Mickey Hill as President and the nomination was seconded by Troy Bennigan was approved with an 6-0 roll call vote from the New Haven Plan Commission. Darrin Good nominated Jim Bradley as Vice President and the nomination was seconded by Mike Mowery was approved with an 7-0 roll call vote from the New Haven Plan Commission. 2021 officers are President Mickey Hill, Vice President Jim Bradley, and Secretary Rob Gutierrez.

A. Review of November 10, 2020 and December 15, 2020 Minutes

Call for approval of the Minutes Mr. Bennigan motioned to approve the November 10th and December 15th, 2020 minutes as presented. Mr. Mowery seconded, and the motion passed unanimously.

B. Overview of Rules of Procedures

Mr. Gutierrez gave a quick overview of the Rules of Procedures.

C. 21-Z-01 & 21-SUB-01 Rezoning & Primary Plat (1839 Green Rd)

PROPOSALS: Rezoning 21-Z-01 & Primary Plat 21-SUB-01, 1839 Block of Green Rd.
APPLICANT: Mr. Jamie Lancia
REQUEST: To rezone the property located at 1839 Green Road from R1, Single-Family Residential to R4, Flex Residential. Also, to petition for approval of a Primary Plat for a new residential subdivision to be known as 'Canal Square' there will be a total of thirty-nine (39) lots.
LOCATION: 1839 Block of Green Rd
LAND AREA: 4,202 acres
PRESENT ZONING: R-1 Single Family Residential
PROPOSED ZONING: R4, Flex Residential

Staff recommends "Do Pass" of the rezoning petition 21-Z-01 based on the following findings of fact:

1. Approval of this rezoning shall be consistent with the Comprehensive Plan because it will allow for a new development that is consistent with the goals and objectives as outlined in the plan.

One of the plan's objectives for land use is the promotion of compact development to minimize the cost of providing city services. Approval of this rezoning will allow for the development of this parcel with an increased density of housing units per acre, thereby increasing both the overall revenue per acre for city services and decreasing the overall costs of providing city services per unit. The Comprehensive Plan's future land use map calls for this area to be developed for single-family residential uses. The Comprehensive Plan calls for both single-family detached, single-family attached, and duplexes within single-family residential areas. The Primary Plat associated with this rezoning request is made up of single-family attached structures with no more than two dwelling units being attached. The character and design of the proposed units and overall development is consistent with traditional low-density residential neighborhood design.

2. Approval of this request shall not have an adverse impact on the current conditions of the area, or the character of current structures and uses in the area. The proposed rezoning request will allow for residential uses which is consistent with adjacent land use to the north and south. The architectural details provided by the applicant illustrate that the proposed structures within this development will be consistent in both appearance, character, and material with the neighboring residential development.

3. Approval of this request shall be consistent with the preservation of property values in the area. The average assessed value of the proposed structures within this development will be at or above the current assessed values of properties in the surrounding area.

Approval of this request shall be consistent with responsible development and growth principles based on existing uses and infrastructure in the area. Approval of this rezoning request would allow for additional residential density on this parcel than is currently allowed. This would be consistent with responsible development and growth because it will create additional housing units without requiring additional public investment in expanding infrastructure capacity.

Following comments by staff, and general discussion by the Commission, Mr. Good made a motion to approve **20-Z-04** Rezoning along with staff recommendations and findings of facts as presented with a written commitment. The motion was seconded by Mr. Bradley and the rezone petition 21-Z-01 was approved with an 8-0 roll call vote from the New Haven Plan Commission. The 21-Z-01 Rezoning for Canal Square was accepted.

Staff Recommendation

Staff recommends **conditional approval** of the Primary Plat **21-SUB-01 Canal Square Subdivision** contingent upon the developer satisfying the conditions of the Reviewing Agencies and the following:

1. Approval of Rezoning Petition 21-Z-01 will be received by Common Council.
2. Primary approval will be received from all reviewing agencies prior to filing for the Secondary Plat.
3. All Zoning Ordinance standards will be met for lighting, signage, and setbacks.
4. Secondary Plat will be submitted to the Subdivision Plat Committee for review.
5. Final restrictive covenants for the subdivision will be submitted for review.

Following comments by staff, and general discussion by the Commission, Mr. Mowery made a motion to table the **21-SUB-01 Primary Plat** till the next Plan Commission meeting. The motion was seconded by Mr. Bradley and the Primary Plat 21-SUB-01 was tabled with an 8-0 roll call vote from the Plan Commission.

D. Discussion of forming a Plat Committee

Rob discussed current committee formation and potential reappointment of members. Rob asked if there were any committee members who would be available between 8 a.m. and 5 p.m. Mickey Hill, Jim Bradley and Irvin Arnold all said they would be available. This discussion will continue at the next meeting.

E. 21-SI-01 Staff Item Street Lighting Standards

Rob gave a short overview of street lighting standards that we will be working on over the next couple week. Rob will have more information at the next meeting.

OTHER BUSINESS

There was no other business at this time.


AJOURNMENT

Next meeting: February 9, 2021 at 6:00 PM in Council Chambers, 815 Lincoln Highway East, New Haven, Indiana.

There being no further business, Mr. Trabel made a motion to adjourn the meeting. The motion was seconded by Mr. Arnold, and motion was approved unanimously.



President



Secretary