



Meeting Minutes

New Haven Plan Commission

815 Lincoln Highway East | New Haven, IN 46774

DATE: February 9th, 2021 at 6:00 p.m.
LOCATION: New Haven City Hall Council Chambers (Room 135B)
 815 Lincoln Highway E. New Haven, Indiana

Members in Attendance

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

Staff Members in Attendance

- Rob Gutierrez, Planning Director
- Chelsea Day, GIS
- Renae Meredith, Administrative Assistant
- Attorney Pat Hess

Meeting was called to order at 6:00 p.m. by Mickey Hill.

The Commission reviewed the minutes of the January 12, 2021 meeting and made no changes. Troy Bennigan motioned to approve the minutes of the January 12, 2021 meeting. Jim Bradley seconded the motion, and the motion unanimously approved.

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

21-SUB-01 Primary Plat (1839 Green Rd)

PROPOSALS: Primary Plat 21-SUB-01, 1839 Block of Green Rd
APPLICANT: Mr. Jamie Lancia
REQUEST: 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



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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. Primary approval will be received from all reviewing agencies prior to filing for the Secondary Plat.
2. All Zoning Ordinance standards will be met for lighting, signage, and setbacks.
3. Secondary Plat will be submitted to the Subdivision Plat Committee for review.
4. Final restrictive covenants for the subdivision will be submitted for review.
5. The applicant shall submit a site plan that details the planned building facades, color schemes, and masonry packages for each proposed structure to ensure compliance with Section 157.404(Z) design standards as part of their Secondary Plat application.

Following comments by staff, and general discussion by the Commission, Matt Newbauer made a motion to approve the **21-SUB-01** Primary Plat with staff recommendations. The motion was seconded by Rick Trabel and the Primary Plat 21-SUB-01 was approved with an 10-0 roll call vote from the Plan Commission.

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 Jon Stauffer all said they would be available.

Jon Stauffer made a motion to approve new Plat Committee to include Rob Gutierrez, Darrin Good, Mickey Hill, Jim Bradley, and Jon Stauffer. The motion was seconded by Mike Mowery and the new Plat Committee was approved with a 10-0 roll call vote from the Plan Commission.

Rob gave a short update on the amended development plan and a list of conditions that the commission had with Turnpointe Woods. John has not met any of the conditions and we will not issue any ILPs until the conditions have been met. We will send a letter to John to let him know we are keeping an eye on things and to remind him of the conditions.

Jon Stauffer made the motion to amend the agenda to add discussion of other business and the motion was seconded by Troy Bennigan, and the motion was passed unanimously.

Rob has been working on the Street Light standards and he has drafted a document. We will discuss this more at the next Plan Commission meeting.

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

With no other business to come before the commission, Jon Stauffer made a motion to adjourn. Troy Bennigan seconded the motion, and the motion was unanimously approved.

President

Secretary