



PLAN COMMISSION

April 8, 2025, at 5:30 PM

The New Haven Plan Commission held a public hearing at 5:30 PM, Tuesday, April 8, 2025, in the Community Room of the New Haven Administration Building, 815 E Lincoln Highway. After establishing a quorum was present, Plan Commission President Mike Mowery called the meeting to order at 5:30 PM.

Members Present:

- Becky Hansen
- Rick Krutchen
- Howard Lininger
- Mike Mowery
- Anthony Payton
- Phil Talarico
- Bryan Yoder

Members Absent:

- Bruce Bestul
- Jon Stauffer
- Rick Trabel
- Adam Williams

Staff Members Present:

- Nathan Hooley, Planning Director
- Tyler Smith, Assistant Planner
- Karma Rowe, Assistant Planner
- Pat Hess, Attorney

OLD BUSINESS

After reviewing the previous meeting's minutes Phil Talarico motioned to approve the March 11, 2025, minutes with no changes needed. Howard Lininger seconded the motion, and the minutes were unanimously approved.

NEW BUSINESS

25-Z-01

APPLICANT: Card & Associates

PETITION TYPE: Rezoning

LOCATION: 3157 Minnich Road

EXISTING ZONING: A1 - Agricultural

PROPOSED ZONING: C3 - General Commercial

25-DV-02

APPLICANT: Card & Associates

PETITION TYPE: Primary Development Plan

LOCATION: 3157 Minnich Road

EXISTING ZONING: A1 - Agricultural

Nathan Hooley described both petitions for the Fields of Grace Development, the background of the property and the waiver request. The property located at the northeast corner of Moller and Minnich Roads is the site of Grace Gathering Church which was built in 2006. The church is coordinating with Card & Associates on the proposed development of a portion of the property adjacent to the interstate with a sports complex. It will include two indoor turf fields totaling over 56,000 square feet, 5 multi-use courts, observation decks, concessions, training facilities, approximately 20,000 square feet of tenant space, and 8 outdoor ballfields. The sports complex is the first phase of the project with the outdoor ballfields coming later with the PUD proposed to include some of the properties to the south with a mixture of residential and commercial development. The waiver request is to increase the maximum height allowance from 40 feet to 65 feet.

Billy Bunkowfst, President of Card & Associates spoke on behalf of the development. Bryan Yoder asked if the new road would line up with Richfield Drive. Mr. Bunkowfst responded that the exact placement is still being evaluated, and the goal is to align as best as possible. Bryan Yoder asked for clarification on the waiver request and if it would apply to more buildings than the field house. Mr. Bunkowfst explained the maximum of 65 feet would apply to the field house and once they come back with the PUD overlay the height restrictions will be more subjective to the guidelines of the Unified Development Ordinance. Phil Talarico asked what type of sports will be played at the complex to which Mr. Bunkowfst replied, "if you can play it, we can host it". He expanded upon this by describing the amenities of 5 hardwood basketball courts that can be converted to 9 volleyball courts, hitting and pitching tunnels predominately for baseball and softball, 56,000 square feet of free span turf. He also mentioned a partnership with Parkview Sports Medicine that will use the complex along with the option of it being a multi-service convention space. Phil Talarico inquired about outdoor lighting and Mr. Bunkowfst explained this phase of the development only includes the interior field house but for the larger development and the outdoor fields it is contemplated they will be fully lit. Mike Mowery questioned how many parking spaces will be available. Justin Hochstetter of Crossroad Engineers stated the new parking lot will add 550 spaces.

Pone Vongpachnah, the Economic Development Director, commented that her department has worked diligently with Card & Associates over the last couple years to get to this point. They have hosted many meetings with the public and surrounding homeowners in addition to answering as many questions that have been asked. She also stated this is a great economic development project; it will increase the quality of place, life and is going to be a huge driver for East Allen and the region.

Greg Ernest of 1825 Greenstone Drive voiced his concern about the traffic flow patterns and how the development will affect the neighborhood. Erica Ernest of 1825 Greenstone Drive spoke in opposition to the development. She stated they had not heard about the development until receiving the letter regarding the Plan Commission meeting. She has concerns about the placement of the proposed entrance and was hoping there would be a light installed along with mentioning concerns about safety and noise.

Pone Vongpachnah reiterated the Minnich traffic study will inform the City how to address these concerns. Billy Bunkowfst stated there will be a roundabout at Seiler that will work as a release valve and will tie in with the Grace Gathering property. As the developer they are tasked with alleviating the burden of the Minnich and Moller intersection as much as possible hence the northern and southern accesses that are being contemplated.

After there were no additional public comments, Nathan Hooley presented staff's favorable recommendation for 25-Z-01. Phil Talarico made a motion to approve the rezoning, Rick Kruchten seconded the motion, and it was unanimously approved.

Nathan Hooley presented the findings of fact for 25-DV-02, explained the height allowance waiver request and staff's recommendation of approval for both. Rick Kruchten made a motion to approve 25-DV-02, Howard Lininger

seconded the motion, and it was unanimously approved. Rick Kruchten made a motion to approve the maximum height allowance waiver, Bryan Yoder seconded the motion, and it was unanimously approved.

25-RES-01

APPLICANT: New Haven Redevelopment Commission

PETITION TYPE: Resolution and Economic Development Plan

LOCATION: Interstate 469 & US 24

EXISTING ZONING: R1 – Single Family Residential, R3 - Multifamily Residential, I1 – Limited Industrial, I2 – General Industrial, C4 – Intensive Commercial

Pone Vongpachnah introduced the proposed EDA located at Interstate 469 & US 24 on behalf of the Redevelopment Commission. She described how an EDA is created, how they work, how and where the funds can be used, and how projects are funded. New Haven's Redevelopment Commission approved the EDA in March of 2025 and the intended use of funds created is for infrastructure. Over the next 10 years it is estimated that there will be \$25 million in investment and will create 250 jobs.

Mike Mowery asked if any of the EDA is located in a flood plain, to which Pone answered there is a little bit but it's in the reserve. Phil Talarico asked what effect this will have on residents located in this area. Pone clarified that the land is zoned commercial or industrial. Mr. Talarico asked what effect it will have on companies located in the area, Pone responded nothing until they build.

Rick Kruchten made a motion to give a favorable recommendation to City Council, Becky Hansen seconded the motion and it was unanimously approved.

OTHER BUSINESS

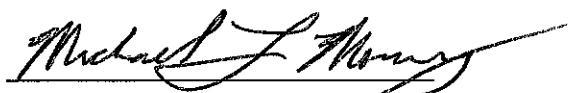
None.

NEXT MEETING

May 13, 2025, at 5:30 PM in the Community Room at the New Haven Administration Building.

ADJOURNMENT

Rick Krutchen made a motion to adjourn the meeting, Howard Lininger seconded the motion and the meeting was closed.



Mike Mowery
President



Nathan Hooley
Secretary