



PLAN COMMISSION

May 13, 2025, at 5:30 PM

The New Haven Plan Commission held a public hearing at 5:30 PM, Tuesday, May 13, 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 5:33 PM.

Members Present:

- Nick Goranson
- Howard Lininger
- Mike Mowery
- Anthony Payton
- Phil Talarico
- Bryan Yoder

Members Absent:

- Becky Hansen
- Rick Kruchten✓
- 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 April 8, 2025, minutes with no changes needed. Howard Lininger seconded the motion, and the minutes were unanimously approved.

NEW BUSINESS

25-Z-02

APPLICANT: Black Swamp Capital Partners LLC

PETITION TYPE: Rezoning

LOCATION: 887 W Lincoln Hwy

EXISTING ZONING: MU, Mixed Use

PROPOSED ZONING: C1, Professional Office & Personal Services

25-DV-02

APPLICANT: Black Swamp Capital Partners LLC

PETITION TYPE: Primary Development Plan

LOCATION: 887 W Lincoln Hwy

EXISTING ZONING: MU, Mixed Use

Nathan Hooley described both petitions for the Pro Fed Development and the background of the property which is located at the southeast corner of Brookwood Drive and Lincoln Highway. The location contains two buildings that were previously a laundromat and restaurant. The intent is to demolish both buildings, modify the access point onto Brookwood Drive, and install landscape islands to help with the traffic flow. There are still items being reviewed regarding design standards and will be finalized before permits are issued..

Dan Brincefield of Engineering Resources spoke on behalf of Pro Fed. He stated their willingness to make changes to the northeast entrance and are open to suggestions. Bryan Yoder questioned if the development would be addressing the drainage issue on the property. Mr. Brincefield wasn't aware of the drainage issue but will certainly be looking into it.

After there were no public comments, Nathan Hooley presented the staff's favorable recommendation for 25-Z-02. It was also noted that INDOT has plans to install a trail along 930 which could potentially allow the sidewalk to be placed in the public right of way. If this is an option the Commission is in favor of, a written commitment would be required in case INDOT doesn't follow through. Mr. Brincefield reiterated his understanding of the sidewalk being on hold to see if INDOT will be installing the trails. He also understood the need for a written agreement stating if the INDOT project didn't move forward the property owner would be required to install sidewalks at that time. Phil Talarico made a motion to give a favorable recommendation to City Council for 25-Z-02, Bryan Yoder seconded the motion, and it was unanimously approved. Phil Talarico made a motion to approve 25-25-DV-03 subject to a written agreement regarding the installation of sidewalks. Howard Lininger seconded the motion, and it was unanimously approved.

OTHER BUSINESS

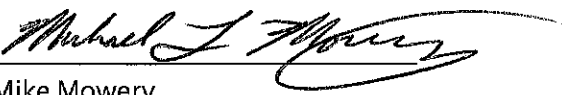
None.

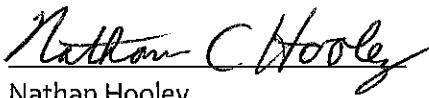
NEXT MEETING

June 10, 2025, at 5:30 PM in the Community Room at the New Haven Administration Building.

ADJOURNMENT

Howard Lininger made a motion to adjourn the meeting, Phil Talarico seconded the motion, and the meeting was officially closed at 5:55 PM.


Mike Mowery
President


Nathan Hooley
Secretary