



# City of New Haven

815 Lincoln Highway East | New Haven, IN 46774

## PLAN COMMISSION

June 10, 2025, at 5:30 PM

The New Haven Plan Commission held a public hearing at 5:30 PM, Tuesday, June 10, 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 5:31 PM.

### Members Present:

- Becky Hanson
- Rick Kruchten
- Mike Mowery
- Anthony Payton
- Jon Stauffer
- Phil Talarico
- Adam Williams

### Members Absent:

- Nick Goranson
- Howard Lininger
- Rick Trabel
- Bryan Yoder

### 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 minutes from May 13, 2025, with no changes needed. Jon Stauffer seconded the motion, and the minutes were unanimously approved.

### NEW BUSINESS

#### 25-PMNS-01

APPLICANT: Jerry Dager

PETITION TYPE: Primary Minor Subdivision

LOCATION: 1560 Green Rd

EXISTING ZONING: R1, Single Family Residential

Staff received notice that the applicant withdrew their petition and requested it be removed from the agenda. Jon Stauffer made a motion to remove 25-PMNS-01 from the agenda; Anthony Payton seconded the motion, and it was unanimously approved to be removed from the agenda.

**25-SDP-01**

APPLICANT: Vita Senior Living

PETITION TYPE: Secondary Development Plan

LOCATION: NW Corner of Landin and Shordon

EXISTING ZONING: R4, Residential Flex

Nathan Hooley described the overall project and went through the design standards that are still being finalized. Melanie Hock from Contour Land Group was available virtually for questions but the Board didn't have any. Nathan Hooley then went over the findings of fact criteria and the staff's recommendation for approval. Jon Stauffer made a motion to approve 25-SDP-01; Rick Kruchten seconded the motion, and it was unanimously approved.

**25-SDP-02**

APPLICANT: Ruble Truck Sales

PETITION TYPE: Secondary Development Plan

LOCATION: East of 11995 DeChell Drive

EXISTING ZONING: I1, Limited Industrial & I2, General Industrial

Nathan Hooley described the project, explained which design standards are still being finalized and noted delays due to coordinating with the DNR regarding the property being in a flood plain. The project initially included proposed EV Charging Stations but has since been removed. If this portion of the project was to occur, staff recommends a condition that additional approvals will be required. Mike Mowery noted that some of the surrounding developments have barbed wire and inquired whether Ruble could install barbed wire if they wanted. There is an allowance for barbed wire in Industrial zoning but due to the setbacks being waved for the placement of their fence the request would need to be reviewed for any changes. Mikey Mowery asked if there was a timeframe for the construction of the buildings. Staff is unaware of a start date but assume it will be as soon as possible. After there were no further questions, Rick Kruchten made a motion to approve 25-SDP-02 to include the condition for EV charging stations; Jon Stauffer seconded the motion, and it was unanimously approved.

**OTHER BUSINESS**

Staff was contacted about the sidewalks at Landin Point; due to the grade change along Landin Road there were concerns about installing two of the pedestrian connections from the development to Landin Road. There are 3 other access points into pedestrian circulation that staff believes is sufficient for meeting regulations of the ordinance. After a brief discussion to clarify the change, all present members agreed that they didn't see issues with the change in plans.

**NEXT MEETING**

July 8, 2025, at 5:30 PM in the Community Room at the New Haven Administration Building.

**ADJOURNMENT**

Jon Stauffer made a motion to adjourn the meeting, Phil Talarico seconded the motion, and the meeting was officially closed at 5:52 PM.



Plan Commission President

Mike Mowery



Plan Commission Secretary

Nathan Hooley