



City of New Haven

815 Lincoln Highway East | New Haven, IN 46774

PLAN COMMISSION

July 8, 2025, at 5:30 PM

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

Members Present:

- Nick Goranson
- Becky Hanson
- Rick Kruchten
- Howard Lininger
- Anthony Payton
- Jon Stauffer
- Phil Talarico
- Adam Williams
- Bryan Yoder

Members Absent:

- Mike Mowery
- Rick Trabel

Staff Members Present:

- Nathan Hooley
- Tyler Smith
- Karma Rowe
- Pat Hess

OLD BUSINESS

After reviewing the previous meeting's minutes Phil Talarico motioned to approve the minutes from June 10, 2025, with no changes needed. Bryan Yoder seconded the motion, and the minutes were unanimously approved.

NEW BUSINESS

25-PDP-01

APPLICANT: Twins Trucking

PETITION TYPE: Primary Development

LOCATION: 2082 Summit Street

EXISTING ZONING: I2, General Industrial

Nathan Hooley described the proposal which consists of the addition of 6 to 7 buildings to the property. Two of the buildings will be offering industrial flex space and the remaining buildings will be self-storage. The industrial flex space buildings will be leasable and cater to smaller businesses with a potential of 13 businesses to operate out of. Staff is still working on a couple aspects of the proposal, one of which is the primary access point.

Ed Welling of Grinsfelder Architects spoke on behalf of Twins Trucking; he explained the change in plans was due to not having enough demand for storage space but there has been interest in industrial flex space. Phil Talarico questioned if they anticipate heavy traffic. Nick Goranson asked about the limitations of types of businesses that can occupy the units.

Mr. Hooley explained the staff's traffic concerns and pointed out that as part of the initial review in 2023 the Northeast Indiana Regional Coordinating Council submitted a report. At that time, they had concerns about the access point but as a storage facility they didn't see it as being a major issue. Now that the development has changed, they would like us to take a closer look at the access standards manual.

After there were no public comments, Mr. Hooley gave a recommendation of denial or continuance. Phil Talarico made a motion to table 25-PDP-01 to the next hearing, Nick Goranson seconded the motion, and it was unanimously decided to continue to the next hearing.

25-PDP-02

APPLICANT: Adams French Property

PETITION TYPE: Primary Development

LOCATION: 932 W Brookwood Court

EXISTING ZONING: C3, General Commercial

Nathan Hooley described the location and proposal to subdivide the property for a self-storage facility.

Courtney Galyan of Adams French Property spoke on behalf of the applicant. He started by noting the initial concerns from staff and how they've addressed those items, including access for fire truck circulation. He included updated plans for review that encompasses less storage units. Rick Kruchten questioned fencing to which Mr. Galyan explained they acknowledge that with their new iteration some fencing will need to be installed rather than using the exterior walls of the storage units for the barrier. Nick Goranson questioned what type of fence and what type of landscaping. Mr. Galyan responded they are looking to the City for guidance on those details. Mr. Hooley asked about the different building material options that were previously discussed and whether they had decided what would be appropriate for this site. Mr. Galyan said they provide architectural upgrades but didn't have the whole list that is available. Nick Goranson questioned the storm rating and how the units connect to the ground. Mr. Galyan stated they haven't had any issues with this type of unit. Mr. Goranson questioned security, to which Mr. Galyan answered they have employees that roam across their multiple facilities in the state.

Mr. Hooley went over the development standards and noted some of the items that still need to be addressed.

Houston Hainey, who is the owner of the property, spoke in favor of the development. He described how they currently use the existing building on the property.

Dave Meyer questioned if the storage units would have 24-hour access, he mentioned traffic and pest concerns and the possibility of more theft in the area.

Barry Richhart who is the owner of the apartment complex next to the property. One of his concerns is that his parking lot will have more traffic and cause damage. He questioned a new property address being assigned. He also noted concern with light pollution and questions about signage.

Ron Hollensworth mentioned a proposed apartment complex that was turned down due to drainage issues in the past. In addition, he noted issues with pests and has traffic concerns. "Total opposition".

Christy Kruckeberg spoke in opposition for many of the same reasons including drainage, the possibility of flooding her property, bed bugs, roaches, rats, "traffic is horrendous".

Stacey Speith reiterated the same concerns of traffic issues, unsure of what "portable" means. She also noted that the previous proposal didn't have enough need for self-storage, so she questions the need for these units.

Nathan Hooley addressed some of the noted concerns and gave a recommendation for continuance.

Phil French spoke on behalf of the development; he described how the units are fixed to the ground. He also clarified that the units are not pods that customers can move and addressed the issue of pests.

Nick Goranson questioned what types of fencing is permittable and what types of landscaping will be required.

Adam Williams arrived late to the meeting.

After there were no more questions, Howard Lininger made a motion to continue the project until the next hearing. Rick Kruchten seconded the motion, and it was unanimously decided to continue the proposal until the next hearing.

25-Z-03

APPLICANT: Nick Viggiano

PETITION TYPE: Rezoning

LOCATION: 10511 Rose Avenue

EXISTING ZONING: I2, General Industrial / R1, Single Family Residential

PROPOSED ZONING: C3, General Commercial

25-PDP-03

APPLICANT: Nick Viggiano

PETITION TYPE: Primary Development

LOCATION: 10511 Rose Avenue

EXISTING ZONING: I2, General Industrial

Nathan Hooley described the proposed development for 25-Z-03 and 25-PDP-03, which is a gas station convenience store. Due to an applicant not being present, Mr. Hooley requested the proposal be tabled. Adam Williams made a motion to table 25-Z-03 and 25-PDP-03 until next month, Bryan Yoder seconded the motion, and it was unanimously decided to table until the next hearing.

25-PDP-04

APPLICANT: Fields of Grace

PETITION TYPE: Primary Development

LOCATION: 3157 Minnich Road

EXISTING ZONING: C3, General Commercial

Nathan Hooley described the proposal and the changes that were made to the original plan that was previously approved by Plan Commission.

Dan Connors of Card and Associates spoke on behalf of the development. He explained the need to change the plans because of changes in funding due to Senate Bill 1.

Craig Dellinger spoke in favor of the development and noted the quality of Card and Associates other facilities.

Nicole Keesling spoke in favor of the development and the many reasons it would be beneficial for the region.

Pone Vongphachanh spoke in support and noted the importance of advancing the development plan.

Mary Kohrman addressed the Commission on behalf of her father who lives at 11406 Moeller. She noted that in February the Journal Gazette published that the developer was requesting ten million dollars from the Capital Improvement Board to fund the project. She questioned how the project is being funded. She asked about a possible upcoming project of connecting Moeller Road across 469. She also voiced concern about people wandering onto their properties and questioned if there would be fencing installed. She noted the proposed field house in Fort Wayne, the topic of competition and questioned what would happen to the building if the facility failed.

Pone Vongphachanh explained the Capital Improvement Bond funding, where it comes from and the purpose. She also noted that the Fort Wayne field house would be complimentary to Fields of Grace. She confirmed that the City has not been made aware of an overpass project to connect Moeller.

Dan Connors addressed the issues of noise, light pollution, loitering and the possibility of the facility closing. Bryan Yoder questioned how local sports teams would be able to access the facility.

Nathan Hooley made a recommendation to approve the development including the waiver. Rick Kruchten made a motion to approve 25-PDP-04 with the waiver, Howard Lininger seconded the motion, and it was unanimously approved.

OTHER BUSINESS

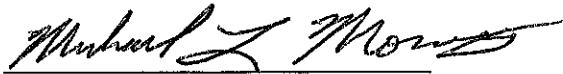
None

NEXT MEETING

August 12, 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 6:46 PM.



Plan Commission President
Mike Mowery



Plan Commission Secretary
Nathan Hooley