



MINUTES

Town of New Palestine Planning Commission Wednesday, April 5, 2023 6:00 PM - Town Hall

The Planning Commission of the Town of New Palestine was called to order on Wednesday, April 5, 2023, at 6:00 PM, in the Town Hall, with the following members present:

PRESENT: Planning Commission President Rawn Walley, Raven Smathers, Planning Commissions VP Nancy Owens, and Chris Wernimont

ABSENT: Planning Commissions Eric Kropp, Council Member Angela Fahrnow, and Council Vice President Brandee Bastin

1. CALL TO ORDER

2. MINUTES

2.1. Approval of January 18, 2023 Meeting Minutes

Raven Smathers moved, seconded by Nancy Owens, This will be put on the April 19 agenda because the quorum wasn't met.

RESULT:	Quorum Not Met
MOVER:	Raven Smathers
SECONDER:	Nancy Owens
AYES:	Rawn Walley, Raven Smathers, and Nancy Owens
ABSTAINED:	Chris Wernimont
ABSENT:	Eric Kropp, Angela Fahrnow, and Brandee Bastin

3. NEW AGENDA ITEMS

3.1. The request of Keller Development to annex a parcel at 3986 S 600 W and rezone to R3 (senior living facility.)

Representative Gregg Jeske provided information on this company and the property involved, stating that it would be a senior, independent apartment community for people 55 and over, with 50 2-bedroom, 876 square-foot apartments. It will be called Ashton Acres and will require a minimum income of \$51,200 for a single-person unit, and a minimum income for a 2 - person unit for \$58,480 annually. Rents will range from \$543 - \$900 for 2 BR based upon the tenant's income.

Rawn Walley stated that Indiana Housing and Community Development Authority monitors these projects, and Keller Development currently has 36 properties.

Chris Wernimont - Discussed traffic impact, and the fiscal plan. Has concerns about a vote with people missing, but there was a majority present. He made a motion to continue this for 30 days. There was no second. He mentioned the Mt. Comfort Corridor coming through in the future.

Rawn Walley then discussed the procedure that they needed to follow and said this project is currently in the county and it's zoned CN (Commercial Neighborhood), and they have requested to go to New Palestine R-3.

Nancy Owens moved, seconded by Rawn Walley, Motion to recommend changing the zoning from CN to New Palestine R-3.

RESULT:	DEFEATED.
MOVER:	Nancy Owens
SECONDER:	Rawn Walley
AYES:	Rawn Walley and Nancy Owens
NAYS:	Raven Smathers and Chris Wernimont
ABSENT:	Eric Kropp, Angela Fahrnow, and Brandee Bastin

4. OLD BUSINESS

5. NEW BUSINESS

An advisory committee was formed, which will discuss new homes selling directly to investment companies who are engaging in rentals. Chris Wernimont, Raven Smathers, and Nancy Owens will comprise this committee. Town Manager Jim Robinson will also sit in on this.

Rawn Walley also discussed certified mail versus first-class mail and created a committee to determine whether we can do this. He also wants to start a committee to approve presenting items to another agency.

6. DEPARTMENT REPORTS

Rawn Walley stated that he would like to form an Advisory Committee to discuss new homes selling directly to investment companies to rentals. Chris Wernimont, Raven Smathers, and Nancy Owens will be on this committee. He stated that we can't stop it, but we can investigate to see what can be done.

He discussed certified mail versus first-class mail and wants to form a committee for this to save developers money and time for notices. He also stated that this committee does not freelance.

7. PUBLIC COMMENTS

Jim Pottoroski 3714 S Fallow Trail (Homeowners' Association President for Deer Run subdivision) - Discussed the location of the possible Keller development and safety concerns. He also discussed sidewalks for pedestrians, and the poor visibility due to the railroad tracks. He expressed concerns about a possible change of use of this facility in the future, whether it will devalue their property values, and whether any studies have been done. Deb Luzier spoke about guidelines. Rawn Walley provided detailed information about the project, the paperwork, and what is required of the Planning Commission.

Jim Pottoroski at 3714 S Fallow Trail - Discussed whether it's the best location for the project and discussed safety concerns he has, such as sidewalks for pedestrians to walk across the road to the restaurants and grocery, future of the project if it doesn't succeed, landscaping, and whether it will devalue homeowners' properties.

Deb Luzier, representing GRW, spoke about the applicant's submittal and their response to the criteria that the plan commission and the town council have to look at when considering a rezoning application.

Nathan Koch 3898 S 600 W - He was concerned about the pond and wildlife and was told the pond is not designed to retain water unless there is substantial rainfall, and then it would drain into the storm system. He also had questions about landscaping and was told there would be perimeter landscaping that would meet the town ordinance.

Tim Condoo - 3562 S Eland - Discussed the visibility issue coming over the railroad tracks, and how dangerous it is. He suggested a "right turn only", for safety purposes. A representative from Keller said they will make it as safe as possible.

8. ADJOURN

This meeting is continued to April 19 at 6:00 p.m.

8.1.

Chris Wernimont moved, seconded by Raven Smathers, Motion to adjourn.

RESULT:	Carried
MOVER:	Chris Wernimont
SECONDER:	Raven Smathers
AYES:	Rawn Walley, Raven Smathers, Nancy Owens, and Chris Wernimont
ABSENT:	Eric Kropp, Angela Fahrnow, and Brandee Bastin

Angie Fahrnow

Rawn Walley

Raven Smathers

Nancy Owens

Mike Jackson

Brandee Bastin

Eric Kropp

Chris Wernimont