

**PLAN COMMISSION
SUMMARIZED MEETING MINUTES
October 28, 2019**

Doug Cassidy called the meeting to order.

Members Present: Gary Nolley, Joe Lux, Wade Lewis, Doug Cassidy, Ben Hall, Josh Martin, Joanne Bowen

Members Absent: Mike Evans, Matt House

Approval of Minutes: Joanne Bowen motioned to approve the minutes from the September Plan Commission meeting and Ben Hall(?) seconded the motion. Voice vote passes 7 - 0.

Old Business: None

New Business: *PC 2019-16 Blue River Counseling, LLC 15 S. Tompkins Street Rezone*

Adam Rude read the petition and Bruce Everhart discussed the petition.

- Joanne Bowen asked for an explanation on the alley and Mr. Everhart said that they are in the process of having a survey done to determine the status of the alleyway. He doesn't think it's part of the property.
- Josh Martin didn't have any questions.
- Ben Hall had no questions.
- Wade Lewis had no questions.
- Joe Lux had no questions.
- Gary Nolley asked if it was originally built as a residence and Mr. Everhart said no. It was originally built by Dr. Garrison and used as an office. At one time it was a beauty parlor and now the counseling agency.
- Doug Cassidy had no questions.

Doug closed questions from the board and opened it to the public. No one responded.

Doug then closed questions from the public and opened it back up to the board. Therefore being no further questions/comments, Mr. Cassidy called for a motion.

Wade Lewis motioned to forward a favorable recommended to the City Council for the rezone petition and Joe Lux(?) seconded the motion. Ballot vote: Wade Lewis - yes, Gary Nolley - yes, Joe Lux - yes, Ben Hall - yes, Josh Martin - yes, Joanne Bowen - yes, Doug Cassidy - yes. Ballot vote passed 7 - 0.

PC 2019-17 Hamilton Major PUD Detail Plan

Adam Rude explained that the Plan Commission's role tonight is to make a recommendation based on the detail plans that have been submitted. It will then go to the City Council.

Mr. Rude then read the petition and explained the process.

Tom Davis, Genesis Property Development Group and Chris King discussed the detail plan.

- Joe Lux asked Chris why he's involved in the project and Mr. King said that he thinks it's important for the community and that he works for a construction company that does a lot of projects related to bringing business to the community and having good places for people to live is important and why he's involved. He also thinks that this project is best for that space and for the revitalization of the downtown area. Tom Davis said that he hired Chris to help Genesis with this project due to his research related to the construction of his current home which is next door to this project. Joe said that he'd learned a lot in this process. He asked if this document was modeled on anything or if it's original. Chris said it's modeled on a lot of standards currently out there. Joe asked if Chris has any intent to purchase any of the lots and develop them himself. Chris said he's not right now, but wouldn't rule it out.
- Wade Lewis said that the Washington Street front yard setback is pretty comparable and asked Mr. King what his front yard setback is. Chris said his house sits a little bit farther back but on the other side of West Street, it's pretty similar to what's there.
- Gary Nolley asked about the alley next to Chris' house, thinking he'd seen something indicating it was owned by the church. Chris said that's correct. Chris said the intent is that it would become a public alley. Adam Rude interjected that the city is currently in final discussions with the church to get the alley. The church doesn't want to be responsible for the maintenance of it. Gary clarified that a change had been made to allow for single family homes in the townhome area and that the Japanese garden is staying. Gary asked if the townhomes would only face Washington with greenspace along Jackson. Chris King said that's up for discussion. Gary asked if the townhomes would typically be built by one builder and Chris said yes.
- Ben Hall asked if it was possible for one builder to buy up all the home lots. Adam Rude said the lots are currently owned by the city. The city will get 2 appraisals on each lot and that will set the minimum bid and an open public bidding process will follow. The highest bid over the minimum will be awarded. Ben clarified that there's a window of building on the lot as well. Adam said permits and construction must ensue within one year of purchase of a lot. Chris King said that it also needs to be a condition of sale for each lot. Tom Davis said that if lots are sold early (before the infrastructure is fully in place) they would have one year from when the infrastructure is complete.
- Gary Nolley asked if that needed to be an amendment to the construction timeframe and Adam said yes.
- Josh Martin had no questions.

- Joanne Bowen had no questions.
- Doug Cassidy asked if the architectural committee would have oversight of the townhomes as well and Chris King said yes. Doug he'd like a change in the appointments to that committee as the houses are built out and someone from the homes being built be put on the committee. Adam said he needed clarity for the makeup of the committee. Chris King said that the makeup now is 2 appointments by the Plan Commission with one being a Plan Commission member, 2 appointments by the mayor, the Mainstreet director as long as they meet the requirements to be a member (18 yrs. Of age and reside in the city). Doug asked if this development is beyond Mainstreet's jurisdiction. Chris King said that Mainstreet is involved in a lot of this type of thing in the West Side Historic District which incorporates downtown too. Further discussion ensued regarding members of the architectural board and it was decided that the 2 mayoral appointments would need to be individuals residing within the 600' notification area.

Doug Cassidy closed questions from the board and opened the meeting to the public.

- Brad Ridgeway asked for clarification of page 4, section F of the staff report, asking about the comment that this doesn't need infrastructure improvements. He also asked a question about the old hospital lab building, asking if the city is still planning to purchase it for \$140,000.

With no further questions from the public, Doug closed the meeting to the public and asked the petitioners to address Mr. Ridgeway's questions.

- Tom Davis said F is addressing no major extensions or utility infrastructure that you would normally get into with a large development. Most of the utilities and infrastructure is already in place. He said the cost is minor compared to a major development. Adam Rude discussed it as well.
- Adam said that the lab building is not in this proposal. Discussion followed.
- Adam discussed HOA fees and the architectural control committee saying there won't be additional fees beyond permit fees and there won't be a need for an HOA.
- Joe Lux asked if the Plan Commission has received any complaints about the standards and Adam said it's public information and they have not received any comments.
- Gary Nolley asked what recourse an individual would have if he doesn't start construction within a year. Adam said it becomes a zoning violation that would be addressed according to the UDO. Discussion ensued.
- Brad Ridgeway spoke again saying that he considers this major infrastructure and wanted to make that point.

Doug Cassidy closed public comment and called for a motion. Adam reminded the board of the conditions to be addressed - the condition of sale should be added into the development standards (12 months from the sale of the lot or the completion of infrastructure, whichever

comes later) and the condition that the mayor's appointment be within that 600' of the development.

- Tom DeBaun said that regarding the amendment of his appointments being within 600' of the development, the individuals he's asked to serve live within that 600'.

Ben Hall motioned to forward a favorable recommendation on the Hamilton Major PUD Detailed Plan pursuant to the planning staff report with the 2 amendments identified during discussion. Wade Lewis seconded the motion. Ballot vote: Josh Martin - yes, Joanne Bowen - yes, Ben Hall - yes, Doug Cassidy - yes, Wade Lewis - yes, Gary Nolley - yes, Joe Lux - yes. Ballot vote passed 7 - 0.

Discussion: None

Adjournment: Joe Lux(?) motioned to adjourn the meeting.

Meeting adjourned.