

**ALLEN COUNTY PLAN COMMISSION
MONTHLY BUSINESS SESSION MINUTES
18 FEBRUARY 2016**

(The following reflects a synopsis of action taken by the Allen County Plan Commission. Actual tape recordings of the proceedings before the Plan Commission are available upon request.)

The Allen County Plan Commission convened on Thursday, February 18, 2016 in Room 030 of Citizens Square, Fort Wayne, Indiana. Attendance of Commission members was as follows.

	Membership Status	Present	Absent
President Allan D. Frisinger	Allen County Surveyor	X	
Vice President Kenneth R. Neumeister	Citizen Member		X
Commissioner David Bailey	Citizen Member	X	
Commissioner Roy Buskirk	Allen County Councilperson	X	
Commissioner Renee Fishing	Citizen Member	X	
Commissioner John Henry	Township Trustees' Representative	X	
Commissioner Susie Hoot	Citizen Member		X
Commissioner Nelson Peters	Allen County Commissioner	X	
Commissioner James Wolff	Agricultural Extension Office		X

Staff members present were Kimberly R. Bowman, AICP, Executive Director; Michelle B. Wood, Senior Land Use Planner; Patrick D. Rew, Principal Land Use Planner; and Christian Beebe, Associate Land Use Planner. Legal Counsel Robert Eherenman and Brian Sechler of Allen County Highway were also present.

Mr. Frisinger called the meeting to order at 1:34 p.m. and confirmed a quorum was present.

The Commission acted on the following items (not necessarily in the order presented).

ADMINISTRATIVE AGENDA

Following introductory comments by Mr. Frisinger, hearing no additions or corrections, Mr. Bailey moved the Commission to approve the January 2016 minutes, and Findings of Fact and Conditions of Approval. Mr. Buskirk seconded and the motion passed unanimously.

Mr. Bailey motioned to approve the January 2016 Revenue Generated and Funds Expended report as presented. Ms. Fishing seconded and the motion unanimously passed.

PUBLIC HEARING AGENDA

PROPOSALS: Rezoning Petition REZ-2016-0001, and Amended Primary Development Plan PDP-2016-0001, Leo Road Shoppes

APPLICANT: Additional Real Estate, LLC – Bill Herdich

REQUEST: To rezone a portion property from NC/Neighborhood Center to C3/General Commercial, and approve an amendment to the primary development plan for Leo Road Shoppes.

LOCATION: The property is at the southeast corner of the intersection of Old Leo Road and Mayhew Road. The site lies on the south side of the 10300 block of Old Leo Road and the east side of the 10000 to 10200 blocks of Mayhew Road (Section 4 of St. Joseph Township)

LAND AREA: Approximately .67 acres for rezoning
Approximately 6 acres for development

PRESENT ZONING: NC/Neighborhood Center and C3/General Commercial

PROPOSED ZONING: NC/Neighborhood Center and C3/General Commercial

Following comments by staff and general discussion by the Commission, Mr. Buskirk moved the Commission recommend DO PASS Rezoning Petition, REZ 2016-0001, Leo Road Shoppes, to the Commissioners. The motion was made based on certain Findings of Fact that are to be made a part of the minutes. Ms. Fishing seconded, and the motion passed unanimously.

Following comments by staff and general discussion by the Commission, Mr. Buskirk moved the Commission recommend to APPROVE Amended Primary Development Plan PDP 2016-0001, Leo Road Shoppes. The motion was made based on certain Findings of Fact that are to be made a part of the minutes. Mr. Bailey seconded, and the motion unanimously passed.

PROPOSALS: Rezoning Petition REZ-2016-0002, and Primary Development Plan PDP-2016-0002, Stonebridge Business Park 3

APPLICANT: F & J Holdings, LLC

REQUEST: To rezone property from A1/Agricultural to BTI/Business, Technology, and Industrial Park, and approve a primary development plan for a three lot industrial/business park.

LOCATION: The property is located to the south of Group Delphi and Stonebridge Road (Section 20 of Lafayette Township).

LAND AREA: Approximately 96.2 acres

PRESENT ZONING: A1/Agricultural

PROPOSED ZONING: BTI/Business, Technology, and Industrial Park

Following comments by staff and general discussion by the Commission, Mr. Bailey moved the Commission recommend DO PASS Rezoning Petition, REZ 2016-0002, Stonebridge Business Park 3, to the Commissioners. The motion was made based on certain Findings of Fact that are to be made a part of the minutes. Mr. Henry seconded, and the motion passed unanimously.

Following comments by staff and general discussion by the Commission, Mr. Bailey moved the Commission recommend to APPROVE Primary Development Plan PDP 2016-0002 with a Written Commitment, Stonebridge Business Park 3. The motion was made based on certain Findings of Fact that are to be made a part of the minutes. Mr. Henry seconded, and the motion unanimously passed.

PROPOSAL: Amended Primary Plat, PP-2016-0001, Wellington Reserve Amended
APPLICANT: Fall Creek Development – Barry Light
REQUEST: To amend the primary plat for Wellington Reserve to include a total of 98 residential lots.
LOCATION: The site is located on the north side of the 4400 to 4500 blocks of Bass Road. The site lies to the east of Morgan Creek residential development, and south of Cloverfield Subdivision (Section 32 of Washington Township).
LAND AREA: Approximately 39.7 acres
PRESENT ZONING: R1/Single Family Residential and R2/Two Family Residential

Following comments by staff and general discussion by the Commission, Ms. Fishing Moved the Commission recommend to APPROVE Amended Primary Plat, PP 2016-0001, Wellington Reserve Amended. The motion was made based on certain Findings of Fact that are to be made a part of the minutes. Mr. Buskirk seconded, and the motion unanimously passed.

PROPOSALS: Rezoning Petition REZ-2016-0003, and Primary Plat PP-2016-0002, Greyhawk
APPLICANT: Oakmont Development Co., LLC
REQUEST: To rezone property from A1/Agricultural to R1/Single Family Residential, and approve a primary plat for a 131 lot single-family residential subdivision.
LOCATION: The property is located on the south side of the 12600 to 13000 blocks of Bass Road, and on the west side 1300 block of West Hamilton Road North (Section 5 of Aboite Township).
LAND AREA: Approximately 62.3 acres
PRESENT ZONING: A1/Agricultural
PROPOSED ZONING: R1/Single Family Residential

Following comments by staff and general discussion by the Commission, Mr. Buskirk moved the Commission recommend DO PASS Rezoning Petition, REZ 2016-0003, Greyhawk, to the Commissioners. The motion was made based on certain Findings of Fact that are to be made a part of the minutes. Mr. Bailey seconded, and the motion passed unanimously.

Following comments by staff and general discussion by the Commission, Mr. Buskirk moved the Commission recommend to APPROVE Primary Plat PP 2016-0002, Greyhawk. The motion was made based on certain Findings of Fact that are to be made a part of the minutes. Mr. Bailey seconded, and the motion unanimously passed.

PROPOSAL: Primary Development Plan, PDP-2016-0003, AITF IV
APPLICANT: AITF Services, LLC
REQUEST: To approve a primary development plan consisting of a new approximately 12,000 square foot building on the same development site as Oak Tree Supplies.
LOCATION: The site is located on the east side of the 14100 block of Plank Street, and on the west side of the 14100 block of State Road 3. (Section 19 of Perry Township).
LAND AREA: Approximately 4.1 acres
PRESENT ZONING: I-2(P)/Planned General Industrial

Following comments by staff and general discussion by the Commission, Mr. Henry moved the Commission recommend to APPROVE Primary Development Plan PDP 2016-0003, AITF Services, LLC. The motion was made based on certain Findings of Fact that are to be made a part of the minutes. Mr. Bailey seconded, and the motion unanimously passed.

CONSENT AGENDA

(The Consent Agenda includes items which are routine or non-controversial in nature. They are presented here to be reviewed and approved with one motion and vote. Prior to the presidents' request for action on the Consent Agenda, any member of the commission may remove an item or items from the agenda for discussion and a separate vote.)

1. Secondary Development Plan, – Scott Road Office Building
Sycamore Pointe Holdings, LLC
2. Secondary Plat and Development Plan, Magnolia Meadow, Section II
Granite Ridge Builders
3. Secondary Plat and Development Plan, Summit Reserve, Section II
Granite Ridge Builders
4. Secondary Plat and Development Plan, Villas at Whisper Rock, Section II
Twin Eagles Development, II

Following comments by staff and general discussion by the Commission, Mr. Bailey motioned to APPROVE the Consent Agenda. Ms. Fishing seconded the motion and it passed unanimously.

OTHER BUSINESS

1. Initiation of Hunteertown Zoning Ordinance Update and Alignment Project

Mr. Paul Blisk, Deputy Land Use Director for the Department of Planning Services, Advised the Commission the town on Hunteertown has requested a Zoning Ordinance Update to align with the revised Allen County Zoning Ordinances.

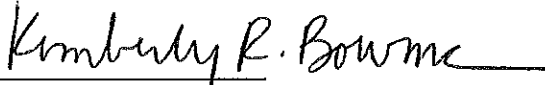
After discussion, Mr. Bailey motioned to initiate the Huntertown Zoning Ordinance Update and Alignment Project. Mr. Buskirk seconded the motion and it was unanimously approved.

ADJOURNMENT

Next Public Hearing: March 17, 2015 at 1:00 p.m. in Room 035 Citizens Square
200 East Berry Street, Fort Wayne, Indiana

Next Business Meeting: March 24, 2015 at 1:30 in Room 030 Citizens Square
200 East Berry Street, Fort Wayne, Indiana

There being no further business, the meeting was adjourned at 2:11 p.m.



Kimberly R. Bowman, AICP
Executive Director,
Department of Planning