

## PLAN COMMISSION

May 3, 2023

SPECIAL MEETING

### ROLL CALL

The meeting was called to order at 5:38 p.m. and the assemblage was invited to stand and recite the Pledge of Allegiance. President John Marshall asked for the roll call to be conducted. Members in attendance and absent are listed below:

#### **Members Present:**

President John Marshall, Vice President Daniel Rohaley, Michael Conquest, Chad Jeffries, Carol Drasga, Richard Day, Laura Sauerman

#### **Members Absent: None**

#### **Staff Present:**

Commission Attorney Joe Irak, Planning & Zoning Administrator Josh Watson, Recording Secretary Jenni Pause, Planning & Zoning Assistant Luke Fricke, Media Manager Mary Freda

### APPROVAL OF MINUTES

No minutes to approve

### OLD BUSINESS

#### **23-08 Kevko LLC, Petitioner/109<sup>th</sup> & Broadway, LLC, Owner**

**Request:** Secondary Plat Approval

**Purpose:** Professional Office Buildings

**Location:** 10977 Broadway

Jeff Ban, of DVG, 1155 Troutwine, came before the Board and provided an overview of the petition. Ban stated the delay on the petition was receiving the appropriate easements for the property. Ban stated the required easements were access for On Broadway through to Coyne Vet Clinic, access from On Broadway North through On Broadway south and access from On Broadway North through the Coyne Vet Clinic. Ban stated all the cross-access easements have been provided. Ban stated they also needed to make improvements to the existing On Broadway detention pond which they have done including the maintenance and management. Ban stated he feels the plat is now in a position to receive approval.

Executive Secretary Josh Watson reported the petitioner is requesting Secondary Plat Approval for the subdivision known as On Broadway North. Watson reported the subdivision would be a 2-lot

development with access off Broadway just to the South of the Coyne Veterinary Clinic and to the North of the On Broadway Office Complex. Watson reported the petitioner received approval to allow development of 2 lot, one of which is not on a public or private street at the January 23, 2023, BZA Meeting. Watson reported the Petitioner received Primary Plat Approval at the March 13th, 2023, Plan Commission Meeting. Watson recommended approval of the petition.

Marshall entertained a motion for Petition #23-08. Daniel Rohaley motioned to approve Petition # 23-08 subject to Staff comments. Carol Drasga seconded the motion. With no further discussion. Marshall called for roll call. With a roll call vote of 7 Ayes, 0 Nays, and 0 Abstentions, Petition #23-08 was approved.

**23-09 Kevko, LLC, Petitioner/109<sup>th</sup> & Broadway, LLC, Owner**

**Request:** Site Development

**Purpose:** Professional Office Buildings

**Location:** 10977 Broadway

Jeff Ban, of DVG, 1155 Troutwine, came before the Board and provided an overview of the petition. Ban stated the cross-access agreements were holding up the Boards ability to approve this petition and they have now all been taken care of. Ban stated the site plan consists of two buildings each on their own lot. Ban detailed square footage, parking and utility plans. Ban stated the building to the east will be sprinkled at the request of the Fire Dept. because it does not have 360-degree access. Ban stated the front building is not required to be sprinkled because it has the required access.

Watson reported KEVKO, LLC is requesting Site Development approval for two professional office buildings located at 10977 Broadway, just north of the On Broadway Office Plaza. Watson reported the square footage of each building will be 11,883 feet with a height of 42 feet. Watson reported the petitioner received approval to allow development of 2 lot, one of which is not on a public or private street at the January 23, 2023, BZA Meeting. Watson reported the Petitioner received Primary Plat Approval at the March 13th, 2023, Plan Commission Meeting. Watson reported the petitioner did receive a Variance from Development Standards approval at the April 24, 2023, BZA meeting. Watson reported the site plan meets the minimum requirements of the Crown Point Zoning and Subdivision Codes. Watson reported the site plan was reviewed by the Fire, Utilities and Public Works Departments. Watson recommended approval of petition 23-09.

Laura Sauerma questioned some of the proposed building materials. Sauerma asked about the wood looking product. Ban stated it is a product made to look like stucco. Matt Rossman, of KEVKO, 11035 Broadway, stated the limestone looking product is a nichiha product that comes in several different colors. Sauerma asked about the brick. Rossman stated the brick is the same brick that they have used on the On Broadway buildings that are adjacent to this property. Sauerma asked about the vertical lights. Rossman stated that detail is meant to be recessed in and they are trying to get away from the up lighting because the lawnmowers are constantly running them over. Rossman stated this is attempt to have to illuminate the building at night but will not be visible during the day. Sauerma stated she still feels they do not match the Broadway guidelines.

Marshall entertained a motion for Petition #23-09. Daniel Rohaley motioned to approve Petition # 23-09 subject to Staff comments. Richard Day seconded the motion. With no further discussion. Marshall called for roll call. With a roll call vote of 7 Ayes, 0 Nays, and 0 Abstentions, Petition #23-09 was approved.

**NEW BUSINESS**

None

**MISC. AND PUBLIC COMMENT**

Ed Reising on Facebook asked if the area has any flooding issues. Ban verified the area does not have any flooding issues. Watson reported that not only does it not have issues, but they also had to go through stormwater and wastewater for review to make sure there will not be issues in the future.

Marshall informed the Board that the decision has been made that all information must be received 7 days prior to any meeting, petitioners will no longer be able to hand them new information the night of the meeting. Marshall stated if petitioners have not completed their packet 7 days prior, they will automatically be deferred to the next meeting. The board discussed the rules and ordinance for submittal and the fact the process should make the meetings more efficient.

**ADJOURNMENT**

At p 6:00p.m. Rohaley motioned to adjourn, seconded by Day.

**ATTESTMENTS OF MEETING MINUTES**

The above minutes were approved and adopted by majority on the 12 day of June, 2023.

  
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John Marshall, President

  
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Josh Watson, Executive Secretary