

**REGULAR MEETING MINUTES  
AREA PLAN COMMISSION  
May 2, 2011**

**THE REGULAR MEETING OF THE AREA PLAN COMMISSION OF GRANT COUNTY** was held on Monday, May 2, 2011 at 7:05 PM in a regularly scheduled meeting on the first floor of the Grant County Office Complex at 401 South Adams Street, Marion, Indiana. Members present: Myron Brankle, Chuck Briede, Mike Burton, Rob Couse, Jim McWhirt, Bob Monroe, Dick Treon, Dick Trobridge, Kim Windle and Tony Manry, Vice-President. Members absent: Bob Bothwell, John Woodmansee and John Bonham. Staff present: Executive Director Steve Niblick, and Recording Secretary Debbie Wallace.

Tony Manry brought the meeting to order with the Pledge of Allegiance.

**Motion** was made by Dick Trobridge and seconded by Myron Brankle to approve the minutes from the April 4, 2011 meeting with one correction. All members present voted yes; except Mike Burton and Kim Windle who abstained; motion carried.

**Docket: 01PP-11 (Public Hearing)**

**Name:** Country Meadows Addition to Town of Upland

**Address:** Southeast corner of 900 E (8<sup>th</sup> St) and 600 S (Berry St)

**Zoning District:** Residential-1

**Legal Description:** Being 28.753 acres more or less and located in the Northwest Quarter of Section 27 in Jefferson Township, Upland Corp

**Request:** to create a 29 lot residential subdivision

Steve Niblick stated that the APC office requested that the primary plat (which is the public hearing) show the layout of the entire property. This subdivision would have 29 building lots with 1 common area; they want to develop in phases. The first final plat will be for 8 parcels and that would be submitted at a later date; those would be the lots located on the Northwestern portion of ground. Based upon what was submitted the standards for the submission of a preliminary plat were met.

Tony Manry questioned if these would be built in sections and if the drainage board has been contacted on this.

Don Wimmer, Wimmer Land Surveys, this has gone before the drainage board and was approved. The first phase will be approximately 8 lots and will be presented at a final plat. After Phase I is completed the next phase would start. The common area has an open ditch and somewhat swampy land. One exempt split of land has been approved and sold off there will be a home built on that property later in the year.

Chuck Briede - are the roads already in place and would Jo Ann Drive be somewhere in the future.

Wimmer- stated that all lots in phase 1 have street access on existing roads. Jo Ann Drive would be in the future development.

Manry questioned what the size the lots are.

Wimmer – the majority of the lots are 249' by 100', lot 7 is 123' wide, the Town of Upland has an easement for a lift station and with the location of the lift station 2 lots had to be adjusted and one lot was removed.

Manry - questioned if these lots meet the subdivision standard of two to one ratio.

Niblick - stated that at this point the plat has not been reviewed for the technical part. All lot size and areas will be reviewed at the final plats. Essentially what tonight does is allow 29 lots in that general type of configuration on this property.

Manry - why give preliminary ok when the lots as they are laid out are wrong and don't meet requirements.

Niblick - the preliminary plat is the public hearing and is essentially asking the question should this property be divided into this amount of lots. It doesn't mean that what is proposed can technically be built. Some of the things found were the existence of the lift station and the forced main, which created a different design for them. The preliminary plat ought to be relatively inexpensive for the developer and surveyor; why go through the expense of all the design and drawings if you're not going to get the approval. The secondary plat would have more detailed information. The final approval is not a public hearing, the preliminary plat is when the public have the opportunity to come in and ask questions or object to the project. Bonding would also be addressed at the secondary plat.

Objectors: none in audience or on file.

**Motion:** Dick Treon moved Chuck Briede seconded to approve Docket #01PP-11 as presented. Members present voting for: Chuck Briede, Dick Treon and Kim Windle. Members present voting against: Myron Brankle, Mike Burton, Rob Couse, Jim McWhirt, Bob Monroe, Dick Trobridge and Tony Manry. Vote 3 – 7, motion did not carry.

Board recommended that the APC office work with the surveyor and petitioner and bring this petition back next month.

**Other business:**

Comp Plan Committee

Niblick: have a program or scope of work for the work on the comp plan. He does need additional input from the Board, etc.; would like to establish a small committee to do the plan.

Manry – you cannot do it as the Executive Committee?

Niblick – there are very specific reasons why you can have an Executive committee or session; the work on the comp plan does not fall under these criteria under the open door law. Would like a list of people to start as a core group to work on this.

Manry – feels all meetings should be advertised.

**Motion:** Jim McWhirt moved Tony Manry seconded that the Executive Committee be designated as the body that will work with the Director of Area Plan to work on the Comp Plan Committee with the potential of others who wish to attend as the meetings are announced they may do so. All members present voted yes; motion carried.

**Motion:** Dick Trobridge moved Myron Brankle seconded to adjourn the meeting. Meeting adjourned at 7:30 pm

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Tony Manry, GCAPC Vice-President