

**MINUTES of the GRANT COUNTY  
AREA PLAN COMMISSION  
June 6, 2011**

**THE REGULAR MEETING OF THE AREA PLAN COMMISSION OF GRANT COUNTY** was held on Monday, June 6, 2011 at 7:00 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: Chuck Briede, Mike Burton, Rob Couse, Jim McWhirt, Tony Manry, Bob Monroe, Dick Treon, Dick Trobridge, Kim Windle, John Woodmansee and John Bonham President. Members absent: Bob Bothwell and Myron Brankle. Staff present: Executive Director Steve Niblick, and Recording Secretary Debbie Wallace.

John Bonham brought the meeting to order with the Pledge of Allegiance.

**Motion** was made by Dick Trobridge and seconded by Tony Manry to approve the minutes from the May 2, 2011 meeting. All members present voted yes; 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

At last month's meeting a request was made for additional information to be presented to the Area Plan Office. All requirements for the preliminary plat are met.

Steve Niblick clarified some concerns the board had; the two to one, width to depth ratio does not apply to a subdivision, the platting of the subdivision approves the size of the lots. The bonding and covenant are not required until the final plat.

Don Wimmer was present representing the petitioner; Phase I will be lots 1 – 8, access will be off of 8<sup>th</sup> and Berry Street, which are existing roads. All utilities are currently available, no other new utilities will be constructed; tap fees would be required for the new construction. There will be a common area to the east of the eight lots no development is planned for this area during either phase. Phase II will take place in approximately six to eight years or contingent on how quickly Phase I develops. Phase II would require new roads and utilities to be put in.

Tony Manry questioned what the time frame is for development of Phase I.

Bruce Sebestyen, developer for the subdivision, stated they will have three styles of typical homes built in the subdivision. The homes will be contract homes, and developed by his company. They would like to bring the final plat back to the board as soon as possible.

**Objectors:**

Carl Daudt, 540 W Warkentin Ct, Upland, borders on the south side of the future development. There are currently drainage issues in this area and wants assurance that would be taken care of.

Don Wimmer: he believes there was a University drain that was cut and plugged that used to drain south and now the out flow all drains back across the property. The Surveyor's office does not have a record of this drain. The drainage board required a drainage easement along the backs of all the lots; nothing could be placed in this easement except a rain garden. There will be culverts under all the drive ways, utilities already in place.

Dick Trobridge moved Tony Manry seconded to close the public hearing.

There was no more discussion by the board.

**Motion:** Tony Manry moved Dick Trobridge seconded to approve the preliminary plat for Docket #01PP-11 as presented. All members present voted yes; motion carried.

**Other business:**

John Bonham stated that the Executive Committee met to evaluate the Director at the end of his probationary period. Evaluation forms were given to the staff of the Area Plan Department and also to persons outside of the office. No issues or problems were found. The Director's annual evaluation will be March 12, 2012.

The Comp Plan Committee will meet within the next 2 months.

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

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John Bonham, GCAPC President

Due to a malfunction with the recording equipment this meeting was not recorded