
Members Present:

Jason Gasaway
Tom Chiudioni
Nanci Perry
Jerry Hoffman
Ryan Jaromin
Dan Flanagan

Members Absent:

Mark Darrall

Others Present:

Matt Ray
Erin Hurley
Pete Olson
Arden Johnson, Petitioner
Maura Hoff, Defur Voran

The meeting was called to order at 5:00 pm by President Ryan Jaromin who then led the Pledge of Allegiance. Members present were Nanci Perry, Jerry Hoffman, Dan Flanagan, Jason Gasaway, Ryan Jaromin, and Tom Chiudioni. Mark Darrall was absent.

The minutes from the July 6, 2022 meeting were distributed. Jason Gasaway moved to approve the minutes. Dan Flanagan seconded the motion. All members present voted Aye.

New Business:

There was no new business.

Old Business:**Plat Approval and Zoning Change: Daugherty Preserve**

Building Commissioner Matt Ray stated that at the July 6, 2022 meeting, the petition to change the zoning of the land on State Rd 32 to be known as Daugherty Preserve to PD-M2 had been tabled. Since that meeting Mr. Ray has received an updated application, the site plan and drainage has been reviewed by the town's engineer BF&S, and the new setbacks have been reviewed by the town's water and sewer departments. He added that all town department heads and the Yorktown Fire Department have reviewed the plans and have approved them. He still has not received the complete plat with the new setbacks which change the road plans. He has spoken with Weihe Engineers who stated they need more time. We also have not received a release from INDOT for a road cut on State Road 32. BF&S would like to review that for the entrance into the proposed development. Additionally, we do not have structural design releases from Homeland Security.

Petitioner Arden Johnson, representing Yorktown Real Equities LLC, was present at the meeting. Mr. Johnson stated that Daugherty Preserve would contain 54 townhomes, 12 single family homes, garden apartments, and 56 senior apartments for ages 55+ housed in two buildings. The development has been planned around walking trails and the Red Tail

Conservancy will allow additional trails through their property. The buildings will be energy efficient and energy star rated. They will be market rate units, not Section 8.

Member Nanci Perry asked if Mr. Johnson had any documentation from the Red Tail Conservancy. Mr. Johnson answered that he did not have anything in writing.

Member Dan Flanagan asked if the Planning Commission could approve the plat without the entrance from State Road 32. Matt Ray answered that he did not recommend it because the plat is still not complete without that information.

Member Jason Gasaway asked for clarification of the ownership of the property because it has changed hands several times since this process began. Mr. Johnson answered that everything is now in the name of Yorktown Real Equities and he is 60% majority owner.

President Ryan Jaromin opened the Public Hearing.

Public Hearing Comments:

Lynn Valena, 10681 W. Sweet Gum St:

Ms. Valena owns adjacent property on the south side of SR32 near the railroad tracks. She wanted to know if this plat was for properties on both sides of SR32. President Ryan Jaromin responded that this plat and rezoning only concerned the north properties.

Wayne Studebaker, 10300 State Rd 32 W:

Mr. Studebaker reiterated his concern from the last public hearing about the wetlands and drainage. He is concerned about a spillway onto his property which is adjoining. He is also concerned about the frequent change of ownership of the development.

Amy Gamble, 9951 W. State Rd 32 W:

Ms. Gamble expressed concern about the location of the development and traffic patterns. She lives across the street and already has a difficult time already getting into and out of her driveway due to traffic. She also feels that Mr. Johnson is not forthright in his business dealings.

With no other comments, President Ryan Jaromin closed the public hearing at 5:22 pm.

Attorney Maura Hoff explained to the commission that their options were to approve the plat pending completed documents, approve the plat with conditions, deny the plat, or table.

Building Commissioner Matt Ray added that Planned Development zoning allows more flexibility in development. The plans will still need to go through the Architectural Review Board. The process of rezoning for Planned Development requires the plat be approved prior to the zoning change to PD-M2.

Member Jason Gasaway commented that this project has been going on since 2019 and everything we need is still not completed. Also, getting approval from INDOT is going to be a

nightmare. He then made a motion to deny both the plat and the rezoning request. Nanci Perry seconded the motion.

Maura Hoff then explained that a denial would mean it would be six months before they could reapply.

The commission then discussed how long approval from INDOT for the road cut would take as well as approval from Homeland Security.

The vote was taken by roll call to recommend to the Town Council a denial of the plat and the rezoning:

Jason Gasaway	Yes
Mark Darrall	Absent
Nanci Perry	Yes
Jerry Hoffman	Yes
Dan Flanagan	Yes
Tom Chiudioni	Yes
Ryan Jaromin	Yes

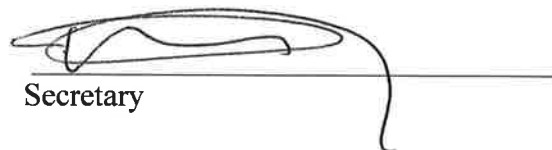
Motion carried 6-0. Attorney Hoff will prepare the Finding of Fact.

With no other business or comments, the meeting adjourned at 5:34 pm.

The next regularly scheduled Planning Commission meeting will be Wednesday, October 5, 2022 at 5:00 pm.



President



Secretary