

PLAN COMMISSION MEETING

MINUTES

June 9, 2023

These are the Minutes from the Plan Commission Meeting that was held at Seymour City Hall Council Chambers.

The Meeting was called to order by Jeri Wells (President) at 5:00 p.m.

Roll Call was taken by Jeremy Gray (Secretary) with Jeri Wells (President), Susie Bowman, Angie Klakamp, Dave Eggers, Don Bruce, Gary Colgalzier, Bret Cunningham, Bernie Hauersperger (City Engineer) and Rick Schleibaum were present. Darren Richey and Dan Robison were absent.

The Minutes from the March 09,2023 meeting were discussed. Bret Cunningham spoke to the Board and stated the Minutes are to represent what takes place in the Plan Commission Meeting and the Minutes from the March 9th meeting did not do that in his opinion. He stated that the vote that was taken in case BZA 0-5-23 is not the vote that is reflected in the Minutes. A vote was taken with a count of 5-5, 1 absent, but the next day was realized it was miscounted the count was actually 6 approve and 4 deny, 1 absent. He states the Minutes were changed and no notice was given to him or other board members. Bret Cunningham feels there should be a protocol set in place in case this happens again. Chris Engleking (City Attorney) is looking into it for the Board.

Bret Cunningham made a motion to amend the Minutes, to explain what went on with the BZA 0-5-23 case vote count and have protocol set in place in case this happens again. Bernie Hauersperger seconded the Motion. A voice vote was taken, and it was passed 8-0, 2 absent and 1 non vote (Gary Colglazier did not want to vote because he was not at the March 9,2023 meeting and did not cast a vote.)

DOCKET:

P.C.M. 2-23 The Highlands II/ILS Petitioners: Petitioners are requesting a Primary Plat approval. The property is located on and fronts Hwy 50.

Chad Lienart from ILS spoke to the members explaining the next phase is getting ready to begin.

CORRESPONDENCE: NONE

SPEAK FOR: NO ONE

SPEAK AGAINST:

Charles Thompson, who lives on lot 37 Phase 1, spoke to the Board expressing his concerns about the drainage issues. Feels the issue was looked at but nothing really has been done to fix the problem. He

does not want any more construction to be started before this issue is addressed. He doesn't like the size of lots and feels houses will be built too close and be too crowded.

Larry Harlow spoke to the Board and questioned if the pond is going to be made larger. He was told no.

Tammy Giles spoke to the Board not about the problems with the future construction but with farmers spraying and killing her vegetation.

Chad Lienart addressed the concerns. He stated they have revisited the drainage issue and will be adding basins. Once construction starts the City Engineer will need to approve all plans before construction can start.

QUESTIONS:

Rick Schleibaum asked about the lots size and was given a copy of the plat.

Mr. Thompson asked if a plan will be in place before construction starts so that drainage will be addressed for Lots 35,36,37 & 40 in the second phase.

A Motion was made by Bret Cunningham to approve, with the stipulation that the drainage issue is addressed and fixed before Phase II is started and finished before the first house is started. Don Bruce seconded the Motion.

A Vote was taken, and it passed 8-1, 2 absent.

P.C.M. 3-23 EASTSIDE IND. PARK Petitioners: Petitioners are requesting a voluntary annexation to the City of Seymour.

Bill Bramun from Lorenzo, Bevers, Bramun and Connell law office spoke to the Board, stating he was speaking on behalf of Eastside Industrial Park LLC. They are the owners of the property. There are 2 entities of the East Side Ind Pk LLC, Jackson Co Industrial Development Corporation and Seymour Industrial Corporation. There is about 76.7 acres It is just east of the current East Side Industrial Park. They bought it at the end of April. They feel it will be great for attracting more business to come to the area.

CORRESPONDENCE: NONE

SPEAK FOR: NO ONE

SPEAK AGAINST: NO ONE

Greg Pardieck has property to the North of this property, and he is not for or against just asking about what kind of road access it will have. Jim Plump from JCIDC spoke and said as of right now it is land locked. There is access currently over the railroad, in the future they will have a road coming off Hartsell Dr. Jeremy Gray (Building Commissioner) also stated Hartsell Dr. runs adjacent. Mr. Pardieck asked who would pay for such roads and was told potential clients and the State of Indiana with infrastructure dollars. They are just getting everything ready in the hopes of attracting companies to come to Seymour in the near future.

Bret Cunningham asked if any report on this has come from the city, if they were for or against? Jeremy Gray (Building Commissioner) stated everyone, Mayor, himself (Building Commissioner), City Engineer, etc. is on board with this and feels it will be good for the city.

Don Bruce made a Motion to approve with Susie Bowman seconding the Motion. A vote was taken, and it passed 9-0, 2 absent. It will be forwarded on to City Council for approval.

OTHER MATTER: NONE

ADJOURNMENT: Dave Eggers made a Motion to adjourn with Gary Colgalzier seconding the Motion. The meeting was adjourned at 5:58p.m.