

MINUTES

Plan Commission Meeting

July 11, 2024

These are the **Minutes** from the Plan Commission Meeting that was held at Seymour City Hall Council Chambers July 11, 2024.

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

Roll Call was taken by Jeremy Gray (Secretary) with members Kendra Zumhingst, Jeri Wells (President), Angie Klakamp, Dan Robison, Dave Eggers, Dave Earley, Don Bruce, Rick Schleibaum, Bernie Hauersperger (City Engineer) and Brian Terrell present. Darren Richey was absent.

The Minutes from the May 9, 2024 meeting were discussed, Dave Eggers made a Motion to approve with Don Bruce seconding the Motion. Minutes were approved 10-0, 1 absent.

DOCKET:

P.C.M. 6-24 Medaris Prop. LLC Petitioner: Petitioner is requesting to rezone the property at 304 Highlawn Ave from R-1 to R-3 to build an apartment/multi family structure.

Kyle Medaris spoke to the Board stating he owns this property and has cleaned it up and now wants to build duplexes there. He feels it will better the community and the neighborhood.

CORRESPONDENCE: NONE

SPEAK FOR: NO ONE

SPEAK AGAINST: Dexter Steele 308 Highlawn Ave. spoke against this. Stating he feels apartments should not be allowed in residential areas. Teresa Wilson spoke against, stating there are too many cars down there now and this will add to the problem. There is not enough parking there now and wants to know where the new people will park? William McCasland feels there are too many cars through there now and they do not need more traffic. Eric Mayfield was not against or for, but questioned how many apartments there would be and how would the parking issue be taken care of.

Kendra Zumhingst asked how many apartments there will be, and will they all look the same? She was told he was thinking of 4 duplexes / 8 units. Kyle Medaris told the Board there would be off street parking and they would access that from the back alley.

Dan Robison had concerns about how much traffic there was now and what this would add to it. Jeri Wells (President) asked how many bedrooms and was told they would be 2-bedroom duplexes. A vote was taken, and it was given an unfavorable recommendation 5-5, 1 absent. It will go on to the City Council.

P.C.M. 7-24 Rose Acres Inc. Petitioner: Petitioners are requesting to rezone 2 pieces of property at

the 5000 Blk Us Hwy 31 from R-S to I-2 to allow the company to construct a proposed truck maintenance shop and other future supporting infrastructures for their egg laying operations. Wes Spray spoke for Rose Acre. They are wanting to construct a maintenance/ equipment shop. He also stated that Rose Acres has decided to amend the rezone request. He stated they have decided to keep the North parcel the same R-S and remove it from the rezone request. The South parcel will be changed to C-3 instead of I-2 if this is possible. Jeremy Gray (Secretary) asked Chris Engelking (City Attorney) if they can amend at this meeting? She did say the State code did allow this. She did tell the Board they would have to vote on the amendment. A member would have to make a motion to amend the Petition and then vote on the amendment. Dave Eggers made a Motion to approve the amendment with Dave Earley seconding the Motion. A voice vote was taken, and it was approved 9-0, 1 abstain and 1 absent. Bernie Hauersperger recused himself from this petition due to the fact his company does work sometimes with Rose Acres.

CORRESPONDENCE: 2 letters with concerns.

SPEAK FOR: NO ONE

SPEAK AGAINST: Kevin Kaplan spoke for the HOA in Mutton Cr. subdivision and asked about the hours they will have and how many trucks there will be. He asked about chickens and manure. Carl Beckowitz, 3003 Stardust Ln., wants the Board to vote no, especially now since they are wanting to change the type of rezone. Tonya Beckowitz feels some neighbors were not notified. Feels the truck washing would affect run off and eroding. The roads through there are not made for semis. Jennifer Tape wants to know what will be allowed, also the water runoff, everyone has wells through there and that worries her. She wants to know if it will affect her property taxes.

Chad Hubbard asked about future truck washing businesses in the area and how water runoff will affect the area. Bernie Hauersperger (City Engineer) stated any truck washing has to go into the sanitary sewer. If it is storm water, it would go into a detention pond. And feels it would be safe. Dave Eggers spoke to the group that egg laying will not be allowed, or chickens will not be allowed on this property. This will be a maintenance shop only. He wanted the concerned residents to know this.

Wes Spray spoke again and stated the hours will be 6:30 to 3:30, 1st shift only. The noise issue would just be regular truck noise, no banging etc. The trucks would enter from Hwy 50 and exit through a private road they would have. They would not be on a county road. Dan Robison made a motion to table this so surrounding neighbors could get information on C-3. No one else seconded his Motion. Dave Eggers made a motion to proceed on the rezone with Angie Klakamp seconding that motion. A vote was taken, with it getting a favorable recommendation, 8 for , 1 deny, 1 abstain and 1 absent. It will go to the City Council on July 22.

P.C.M. 8-24 Arthur Properties Inc./ Harvest Moon Meadows Petitioners: Petitioners are requesting a Primary Plat approval. It fronts Us Hwy 31 and 400 N. **It was stated in the agenda that this was 400 W, and it should be N.**

Chad Lienart with Independent Land Surveying spoke for Arthur Properties. It will be 133 lots. It has been a process; it was rezoned in 2022.

CORRESPONDENCE: NONE

SPEAK FOR: NO ONE

SPEAK AGAINST: NO ONE

Rick Schleibaum asked the price of homes and was told 400,000.00. 1st phase would be about 36 lots, 2nd phase would be 23 lots and then the balance of lots.

A Motion was made by Don Bruce to approve with Dan Robison seconding the Motion. A vote was taken, and it was given a favorable recommendation with 10-0 vote, 1 absent.

OTHER MATTER: Chris Engelking (City Attorney) spoke on P.C.M. 6-24 Medaris, that it was given an unfavorable recommendation because of the tie vote. It should go with a "no recommendation" vote to the City Council.

ADJOURNMENT: Dave Eggers made a Motion to adjourn with Brian Terrell seconding the Motion. The meeting was adjourned at 5:50 p.m.