

**ALLEN COUNTY PLAN COMMISSION
MONTHLY BUSINESS SESSION MINUTES
MARCH 16, 2023**

(The following reflects a synopsis of the Allen County Plan Commission's monthly public hearing. Actual tape recordings of the proceedings before the Plan Commission are available upon request.)

The Allen County Plan Commission convened on March 16, 2023 immediately following the Public Hearing, in Room 035 of Citizens Square. Attendance of the Commission members was as follows:

	Membership Status	Present	Absent
President Susie Hoot	Citizen Member		X
Vice President David Bailey	Citizen Member	X	
Commissioner Nelson Peters	Allen County Commissioner	X	
Commissioner Adam Day	Citizen Member		X
Commissioner Steve Moore	Citizen Member		X
Commissioner Paul Lagemann	Allen County Councilperson	X	
Commissioner John Henry	Township Trustees' Representative	X	
Commissioner Mike Fruchey	Allen County Surveyor	X	
Commissioner James Wolff	Agricultural Extension Agent	X	

Staff members present were Ben Roussel, Executive Director; Michelle Wood, RLA, Senior Land Use Planner; Jacob Rose, Principal Land Use Planner; Nathan Schall, Principal Land Use Planner; Karen Couture, Associate Land Use Planner; and Cathy Stone, Office and Finance Manager. Also present were Legal Counsel for the Commission Robert Eherenman; and Brian Sechler of the Allen County Highway Department.

Confirming a quorum, Mr. Bailey called the meeting to order at 1:33 p.m. and the Commission acted on the following items (not necessarily in the order presented).

ADMINISTRATIVE AGENDA

1. Review of the February Minutes, Findings of Fact and Conditions of Approval

Mr. Henry motioned to approve the minutes as presented. Mr. Lagemann seconded and the motion passed unanimously.

PUBLIC HEARING AGENDA

PROPOSAL: Amended Primary Plat PP-2023-0001 – Rolling Oaks Lots 141 and 142
APPLICANT: Fred Yagodinski
REQUEST: Amend lots to lower the platted flood protection grades.
LOCATION: 1297 and 1305 Dixon Place, south of its intersection with Hillson Lane
(Section 8 of Perry Township)

Mr. Lagemann motioned to APPROVE Amended Primary Plat PP-2023-0001 – Rolling Oaks Lots 141 and 142. Mr. Fruchey seconded and the motion passed unanimously.

PROPOSAL: Amended Primary Plat PP-2023-0002 – Grantham Lot 13
APPLICANT: Preston Allen Homes – Kurt Stark
REQUEST: Amend lot to lower the platted flood protection grade.
LOCATION: 509 Grantham Passage, 750 feet west of its intersection with Coldwater Road (Section 28 of Perry Township)

Mr. Wolff motioned to APPROVE Amended Primary Plat PP-2023-0002 – Grantham Lot 13. Mr. Fruchey seconded and the motion unanimously passed.

PROPOSAL: Amended Primary Plat PP-2023-0003 – Lakes at Woodfield Lot 74
APPLICANT: North Eastern Development Corp.
REQUEST: Amend lot 74 by combining existing platted lot and adjacent common area.
LOCATION: 7720 Luna Way, northwest corner of its intersection with Tirian Place (Section 12 of St. Joseph Township)

Mr. Wolff motioned to APPROVE Amended Primary Plat PP-2023-0003 – Lakes at Woodfield Lot 74. Mr. Lagemann seconded the motion and it passed unanimously.

PROPOSAL: Amended Primary Plat PP-2023-0004 – Ridley Park
APPLICANT: Oakmont Development Co. II, LLC
REQUEST: Amend primary plat to increase lots from 63 to 77 lots.
LOCATION: 500 block of W Shoaff Road northwest corner of its intersection with West Road (Section 9 of Perry Township)

Mr. Henry moved APPROVAL of Amended Primary Plat PP-2023-0004 – Ridley Park, Section II. Mr. Fruchey seconded the motion and it passed unanimously.

OTHER BUSINESS

1. Infrastructure Completion Agreement Releases
 - a. Colonial Heights, Section III

Following discussion, Mr. Wolfe motioned and Mr. Lagemann seconded approval for Colonial Heights, Section III. The motion unanimously passed.

b. Heron Preserve, Section V

Following discussion, Mr. Lagemann moved for approval for Heron Preserve, Section V. Mr. Wolff seconded the motion and it passed unanimously.

c. Tullymore Run, Section IV

Following discussion, Mr. Fruchey motioned to approve Tullymore Run, Section IV. Mr. Wolff seconded the motion and it was unanimously approved.

d. Tullymore Run, Section V

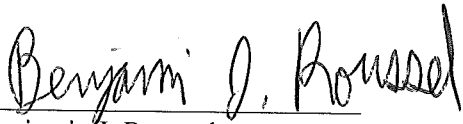
Following discussion, Mr. Henry moved to approve Tullymore Run, Section V. Mr. Wolff seconded the motion and it was approved unanimously.

ADJOURNMENT

Next Public Hearing: April 13, 2023 at 1:00 p.m. in Room 35
Citizens Square 200 East Berry Street, Fort Wayne, Indiana

Next Business Meeting: April 20, 2023, at 1:00 p.m. in Room 30
Citizens Square 200 East Berry Street, Fort Wayne, Indiana

There being no further business, the meeting adjourned at 1:45 p.m.



Benjamin J. Roussel
Benjamin J. Roussel
Executive Director, Department of Planning
Secretary, Allen County Plan Commission

ALLEN COUNTY PLAN COMMISSION • FINDINGS OF FACT

Amended Primary Plat PP-2023-0001, Rolling Oaks Sec III, Lots 141 & 142

APPLICANT: Fred Yagodinski
REQUEST: Amend lots to lower the platted flood protection grade
LOCATION: 1297 and 1305 Dixon Place (Section 8 of Perry Township).
LAND AREA: 0.514 acres
PRESENT ZONING: R1/Single Family Residential

Pursuant to I.C. 36-7-4-702 Subdivision control; primary approval of plat; standards of ordinance; requisites; compliance: Sec. 702. (a) states that “In determining whether to grant primary approval of a plat, the plan commission shall determine if the plat or subdivision qualifies for primary approval under the standards prescribed by the subdivision control ordinance.”

Pursuant to I.C. 36-7-4-702 (b), the Huntertown Zoning Ordinance sets forth the standards by which the commission determines whether a plat qualifies for primary approval, including but not limited to:

- (1) minimum width, depth, and area of the lots in the subdivision;
- (2) public way widths, grades, curves, and the coordination of subdivision public ways with current and planned public ways; and
- (3) the extension of water, sewer and other municipal services.

The Plan Commission finds that the Amended Primary Plat PP-2023-0001, Rolling Oaks Sec III, Lots 141 & 142 meets the specific development standards as set forth in Huntertown Zoning Ordinance §154.404:

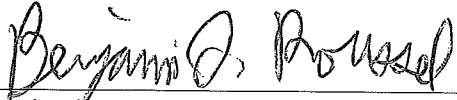
- (1) §154.404 (D) Access
- (2) §154.404 (F) Block Layout
- (4) §154.404 (G) Easements
- (5) §154.404 (H) Floodplain
- (6) §154.404 (J) Lot Standards
- (7) §154.404 (K) Natural Site Features
- (8) §154.404 (L) Open Space and Recreation Amenities
- (9) §154.404 (N) Pedestrian Circulation
- (10) §154.404 (P) Sanitary Sewer
- (11) §154.404 (Q) Signs
- (12) §154.404 (S) Storm Drainage
- (13) §154.404 (T) Street Lighting
- (14) §154.404 (U) Vehicle Circulation and Streets
- (15) §154.404 (V) Water
- (16) §154.404 (W) Zoning District Standards

Pursuant to I.C. 36-7-4-707 and to §154.303 (F), the Plan Commission shall make written findings and a decision granting approval to the plat. Pursuant to Huntertown Zoning Ordinance Subdivision Control §154.303 (F), the Commission may place conditions on the approval of a primary plat that are reasonably necessary to satisfy the development requirements specified in the Huntertown Zoning Ordinance in §154.404.

Based on the Findings of Fact, the Plan Commission approves the Amended Primary Plat PP-2023-0001, Rolling Oaks Sec III, Lots 141 & 142, subject to the following conditions:

1. The purpose of this amendment is to lower the platted flood protection grade of F/S FPG: 833.5 (for structure openings facing the street or the side yard between front and rear building lines) to 832.9 on lots 141 and 142.
2. Plan Commission approval subject to the following Departmental conditions:
 - a. Allen County Surveyor's Office: Approval subject to revised sidewalk swales, added terrace walls and revised front FPG 832.9 as submitted on 03-14-23.
 - b. Allen County Highway Department: Any changes to sidewalk will meet ADA requirements.
3. A Secondary Plat will be filed with the Allen County Plan Commission showing the revised F/S FPG of 832.9 on lots 141 and 142.

These findings approved by the Allen County Plan Commission on March 16, 2023.



Benjamin J. Roussel
Executive Director
Secretary to the Commission

ALLEN COUNTY PLAN COMMISSION • FINDINGS OF FACT

Amended Primary Plat PP-2023-0002 – Grantham Lot 13

APPLICANT: Preston Allen Homes – Kurt Stark
REQUEST: Amend lot to lower the platted flood protection grade
LOCATION: 509 Grantham Passage (Section 28 of Perry Township).
LAND AREA: 0.295 acres
PRESENT ZONING: R1/Single Family Residential

Pursuant to I.C. 36-7-4-702 Subdivision control; primary approval of plat; standards of ordinance; requisites; compliance: Sec. 702. (a) states that “In determining whether to grant primary approval of a plat, the plan commission shall determine if the plat or subdivision qualifies for primary approval under the standards prescribed by the subdivision control ordinance.”

Pursuant to I.C. 36-7-4-702 (b), the Allen County Zoning Ordinance sets forth the standards by which the commission determines whether a plat qualifies for primary approval, including but not limited to:

- (1) minimum width, depth, and area of the lots in the subdivision;
- (2) public way widths, grades, curves, and the coordination of subdivision public ways with current and planned public ways; and
- (3) the extension of water, sewer and other municipal services.

The Plan Commission finds that the Amended Primary Plat PP-2023-0002 – Grantham Lot 13 meets the specific development standards as set forth in Allen County Zoning Ordinance:


- (1) 3-4-4-4 Access
- (2) 3-4-4-5 Airport Overlay Districts
- (3) 3-4-4-6 Block Layout
- (4) 3-4-4-7 Easements
- (5) 3-4-4-8 Floodplain
- (6) 3-4-4-10 Lot Standards
- (7) 3-4-4-11 Natural Site Features
- (8) 3-4-4-12 Open Space and Recreation Amenities
- (9) 3-4-4-14 Pedestrian Circulation
- (10) 3-4-4-16 Sanitary Sewer
- (11) 3-4-4-17 Signs
- (12) 3-4-4-19 Storm Drainage
- (13) 3-4-4-20 Street Lighting
- (14) 3-4-4-21 Vehicle Circulation and Streets
- (15) 3-4-4-22 Water
- (16) 3-4-4-23 Zoning District Standards

Pursuant to I.C. 36-7-4-707 and A.C.C. 3-3-3-6(c)(2)(C), the Plan Commission shall make written findings and a decision granting approval to the plat. Pursuant to Allen County Zoning Ordinance Subdivision Control 3-3-3-6(c)(2)(A), the Commission may place conditions on the approval of a primary plat that are reasonably necessary to satisfy the development requirements specified in the Allen County Zoning Ordinance in 3-4-4.

Based on the Findings of Fact, the Plan Commission approves the Amended Primary Plat PP-2023-0002 – Grantham Lot 13, subject to the following conditions:

1. The purpose of the amendment is to lower the platted flood protection grade for Lot 13.
2. The Allen County Surveyor's Office does not object and the Allen County Highway has no apparent conflicts with this amendment.
2. A Secondary Plat will be filed with the Allen County Plan Commission showing the revised FPG from elevation 844.5 to elevation 844.0 on Lot 13.

These findings approved by the Allen County Plan Commission on March 16, 2023.



Benjamin J. Roussel
Executive Director
Secretary to the Commission

ALLEN COUNTY PLAN COMMISSION • FINDINGS OF FACT

Amended Primary Plat - PP-2023-0003 – Lakes at Woodfield Lot 74

PROPOSAL: Amended Primary Plat PP-2023-0003 – Lakes at Woodfield Lot 74
APPLICANT: North Eastern Development Corp.
REQUEST: Amend primary plat to combine lot 74 and adjacent common area in Lakes at Woodfield Sec II
LOCATION: 7720 Luna Way (Section 12 of St. Joseph Township)
LAND AREA: 0.247 acres
PRESENT ZONING: R1/Single Family Residential

Pursuant to I.C. 36-7-4-702 Subdivision control; primary approval of plat; standards of ordinance; requisites; compliance: Sec. 702. (a) states that “In determining whether to grant primary approval of a plat, the plan commission shall determine if the plat or subdivision qualifies for primary approval under the standards prescribed by the subdivision control ordinance.”

Pursuant to I.C. 36-7-4-702 (b), the Allen County Zoning Ordinance sets forth the standards by which the commission determines whether a plat qualifies for primary approval, including but not limited to:

- (1) minimum width, depth, and area of the lots in the subdivision;
- (2) public way widths, grades, curves, and the coordination of subdivision public ways with current and planned public ways; and
- (3) the extension of water, sewer and other municipal services.

The Plan Commission finds that the Amended Primary Plat - PP-2023-0003 – Lakes at Woodfield Lot 74 meets the specific development standards as set forth in Allen County Zoning Ordinance:

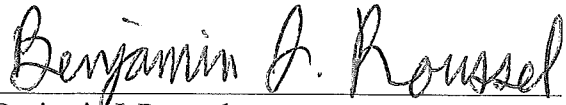
- (1) 3-4-4-4 Access
- (2) 3-4-4-5 Airport Overlay Districts
- (3) 3-4-4-6 Block Layout
- (4) 3-4-4-7 Easements
- (5) 3-4-4-8 Floodplain
- (6) 3-4-4-10 Lot Standards
- (7) 3-4-4-11 Natural Site Features
- (8) 3-4-4-12 Open Space and Recreation Amenities
- (9) 3-4-4-14 Pedestrian Circulation
- (10) 3-4-4-16 Sanitary Sewer
- (11) 3-4-4-17 Signs
- (12) 3-4-4-19 Storm Drainage
- (13) 3-4-4-20 Street Lighting
- (14) 3-4-4-21 Vehicle Circulation and Streets
- (15) 3-4-4-22 Water
- (16) 3-4-4-23 Zoning District Standards

Pursuant to I.C. 36-7-4-707 and A.C.C. 3-3-3-6(c)(2)(C), the Plan Commission shall make written findings and a decision granting approval to the plat. Pursuant to Allen County Zoning Ordinance Subdivision Control 3-3-3-6(c)(2)(A), the Commission may place conditions on the approval of a primary plat that are reasonably necessary to satisfy the development requirements specified in the Allen County Zoning Ordinance in 3-4-4.

Based on the Findings of Fact, the Plan Commission approves the Amended Primary Plat PP-2023-0003 – Lakes at Woodfield Lot 74, subject to the following conditions:

1. The purpose of the amendment is to combine lot 74 and adjacent common area.
2. A Secondary Plat will be filed with the Allen County Plan Commission showing the combined lot and to include a 25-foot build line along Tirian Place.

These findings approved by the Allen County Plan Commission on March 16, 2023.



Benjamin J. Roussel
Executive Director
Secretary to the Commission

ALLEN COUNTY PLAN COMMISSION • FINDINGS OF FACT

Amended Primary Plat PP-2023-0004 – Ridley Park

APPLICANT: Oakmont Development Co. II, LLC
REQUEST: Amend primary plat to increase the number of lots from 63 to 77.
LOCATION: 500 block of W Shoaff Road, northwest corner of its intersection with West Road (Sections 4 & 9 of Perry Township)
LAND AREA: 30.021 acres
PRESENT ZONING: R1/Single Family Residential

Pursuant to I.C. 36-7-4-702 Subdivision control; primary approval of plat; standards of ordinance; requisites; compliance: Sec. 702. (a) states that “In determining whether to grant primary approval of a plat, the plan commission shall determine if the plat or subdivision qualifies for primary approval under the standards prescribed by the subdivision control ordinance.”

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- (3) the extension of water, sewer and other municipal services.

The Plan Commission finds that the Amended Primary Plat PP-2023-0004 – Ridley Park meets the specific development standards as set forth in Huntertown Zoning Ordinance §154.404:

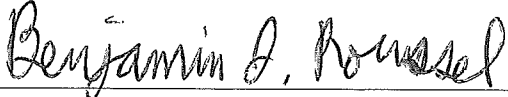
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Pursuant to I.C. 36-7-4-707 and to §154.303 (F), the Plan Commission shall make written findings and a decision granting approval to the plat. Pursuant to Huntertown Zoning Ordinance Subdivision Control §154.303 (F), the Commission may place conditions on the approval of a primary plat that are reasonably necessary to satisfy the development requirements specified in the Huntertown Zoning Ordinance in §154.404.

Based on the Findings of Fact, the Plan Commission approves the Amended Primary Plat PP-2023-0004 – Ridley Park, subject to the following conditions:

1. The purpose of the amendment is to increase the total number of platted lots from 63 to 77.
2. A Secondary Plat for Section II will be filed with the Allen County Plan Commission and may contain up to 40 lots.

These findings approved by the Allen County Plan Commission on March 16, 2023.



Benjamin J. Roussel
Executive Director
Secretary to the Commission