

Board of Zoning Appeals Meeting notes

August 12, 2013

BZA only
had one
meeting in
2013

In attendance: Lou Mohlman, Donna Hankey, Peg Garton, David Michael Baker

Meeting was called to order.

A motion was made by David and seconded by Donna to approve the meeting notes from the last meeting of May 2013.

Agenda was approved.

The public hearing for Ron Meredith of 14532 Souder Road, requesting a smaller side yard setback to allow for a garage was opened.

Staff reviewed the application.

Mr. Meredith gave a brief statement regarding his needs and desires.

No remonstrance against the project was received.

Mr. Eastes of 11425 Grabill Road spoke in favor of the project and of his neighbors and relayed the same opinion of his neighbor who could not in attendance Mr. Orval Thomas of 14535 Sauder Road.

The Board of Zoning Appeals asked several questions regarding the use of the garage.

The public hearing was closed.

All three board members investigated the property in question.

Donna Hankey made the motion to approve the standard development variance to allow for a smaller side yard setback, David Baker seconded, and all were in favor of said motion.

The staff presented the draft findings of fact.

David made a motion to approve the staff findings of act as presented, Donna seconded, and all were in favor of said motion.

Lou Mohlman adjourned the meeting.

Signed:

Lou Mohlman, Chairman

Peg Garton, Secretary



BZA only
had one
meeting in
2014

Board of Zoning Appeals Meeting Notes

Nov 10, 2014

In attendance:

Brad Miller

Lou Mohlman

Peg Garton

David Michael Baker

Clarence Miller

Meeting was called to order.

Previous meeting notes were approved.

The application of resident Timothy George was reviewed by Peg Garton.

Rules and procedures regarding the open hearing were explained to those in attendance.

The applicant gave a presentation. The applicant purchased land at 11125 Birkey Drive with a USDA loan. The land was sold to the property owner from a realtor that produced listings stating it was a metes and bounds property and zoned Agriculture. The applicant requested a variance to allow for the use of farm animals as farm animals are not allowed in an R3 district as a permitted use. The staff asked questions in regards to fencing, stables, insurance, set backs.

Chairman, Lou Mohlman opened the public hearing.

Peggy Garton stated that a three minute time limit would need to be set as there were many in attendance wanting to speak.

Peggy Garton reported that there were two letters of support and one against sent in.

Three people spoke against the application. Concerns regarding but not limited to included : concern of smell from the manure, urine and its effect on the water shed and water table in the area, kinds of animals, well and septic placement, location of fencing, type of fencing, water issues, and allergies.

Eight to ten people spoke in favor of the application. The applicant and others discussed and debated water nun off, previous uses, fencing, uses of manure, the makeup of manure and horse urine, the

ecological effects of urine and manure, property value, horse owners, and contaminants from bean fields.

The attendees and applicant were given additional time to discuss and debate the application openly.

Mr. Mohlman closed the public hearing.

The board discussed the application.

A motion was made by Brad Miller to approve the applicants request with conditions. The conditions added to the findings of fact included: The use of the property in this manner is to only allow for the inventory of animals as discussed and is only applied to the current owner. Lou seconded the motion. The motion passed, with three for the applicant request and one against.

A motion was made to approve the finding of fact as prepared by staff, amending them with the attachment of the inventory of farm animals allowed and the condition that the use approved is only for this applicant/property owner.

THESE ARE A DRAFT COPY OF THE MEETING MINUTES. THESE MINUTES WILL NOT BE APPROVED UNTIL THE NEXT BZA HEARING>

Meeting adjourned.

Respectfully submitted,

Peg Garton

Attested: Lou Mohlman, President

Minutes will not be approved until board meets again.

As of 3/3/15 no signatures

Plan Commission
only
met
once in
2014

Leo-Cedarville Plan Commission Meeting

April 21, 2014

In attendance: Lou Mohlman, Peg Garton, Paul Steffens, Donna Hankey, John Clendenen, Brian Gerig, Jan Linn

Meeting was called to order.

THIS IS A DRAFT COPY OF THE MEETING MINUTES! MINUTES ARE NOT APPROVED TILL THE NEXT MEETIGN DATE!

Peg Garton reviewed the rules of procedure and made introductions of the board and developers.

Peg asked for a motion to approve the previous meeting notes. Jan Linn made the motion, Brian seconded the motion, and all were in favor of the motion.

Peg Garton asked for a motion to appoint a new President for the Plan Commission. Donna made the motion to appoint Lou Mohlman as President, Brian seconded them motion, and all were in favor of the motion.

Lou Mohlman took over the meeting proceedings.

Lou asked for a motion to appoint a new vice president for the Plan Commission. Lou made the motion to appoint Donna Hankey as vice president, John Clendenen seconded the motion, and all were in favor of the motion.

The Public hearing for the Lakes of Leo Creek Primary Plat of Granite Ridge was opened. The primary included 178 lots for single family homes and villas. The entrance of this development would be directly across the street from Metea Valley subdivision on Hosler Road.

Peg Garton reviewed the filing procedures.

Peg reviewed the staff application.

Peg Garton reviewed her staff concerns regarding the project. This list along with Allen County Highway, East Allen County Schools, Town Engineer's, and Allen County Surveys comments and concerns are on file at the Town Hall.

The developer Lonnie Norris and his engineer David Brown gave a presentation regarding Lakes of Leo. The developer and his engineer reviewed their plans including but not limited to, lot sizes, prices, housing styles, wetlands, retention areas, private access for Annabelle Place Residents, villas, garages, sidewalks, street and curb designs, school bus turn rounds, traffic control, utilities, detention areas, common ground, and project cycle.

Over 50 citizens were in attendance. The staff , plan commission , and those in attendance asked many questions including but not limited to the one entrance for a subdivision of that size, traffic concerns with children, traffic concerns for pedestrians, traffic count, traffic on all of Hosler due to school traffic, vision and site clearance, noise mitigation for neighboring properties, buffering for neighboring properties, adequate accel and decel lanes, road easement to the east and west, additional children and the school district and the district's ability to support more children in the area, villa location, sewer growth and expansion, water tables, pioneer water availability, private road easement rights, sewer tap capabilities for those on Hosler Road with septic systems, a new school in East Allen, busing concerns, trail design, sidewalk design, character of the Town, size of lots, Lionsgate subdivision, private ground, fall football season traffic, Multirose Lane placement on the plat, requirements of the developer

regarding the utilities, questions regarding contract proposed sewer contract with Fort Wayne to provide temporary sewer for the development, and Granit Ridges development currently being engineered in Grabill.

The developer stated that several subdivisions in the area are similar to this type of development. Pinestone, River Hallow, and Parker's Bay are all similar developments.

Peggy Garton stressed that a traffic study was requested. Peggy read the review of the Highways Department comment regarding the need for an additional entrance. The developer, staff, and those in attendance spoke in great length regarding traffic concerns and the need for a professional traffic study to determine future decision making and engineering regarding the subdivision.

Everyone that spoke stated their name and address for the record and signed in accordingly.

Lou Mohlman closed the public hearing.

Jan Linn asked that the developer and staff relay the residents concerns regarding the school traffic to East Allen County Schools and to the traffic study engineer.

Lou asked for any additional comments from the Plan Commission, after hearing none he asked for a motion to approve, or deny the primary plat.

Lou made the motion to approve the primary plat of the Lakes of Leo Creek by the developer Granite Ridge. Donna Haney seconded the motion. All were in favor of the motion. Motion passed unanimously.

The primary plat will now move into the secondary plat stages including but not limited to traffic study, engineering, and multiple agency approvals.

Conditions for approval of the primary along with all staff information, and agency responses were given to the developer.

Peg Garton gave the plan Commission a copy of the Implementation schedule of the New Envision Master Plan. Peg asked the Plan Commissioners to please review the sections that pertain to zoning manual and subdivision control manual updates as she felt that this process should start later this calendar year.

The meeting was adjourned.

Respectfully submitted, Peg Garton

Attested: Lou Mohlman, President

Not signed as of 3/3/15

Plan Commission
met one time
in
2013

Plan Commission Meeting Notes

November 18, 2013

In attendance:

Lou Mohlman

Jan Linn

Brian Gerig

Peg Garton

Paul Steffens

The meeting was called to order for the purpose of a public meeting to hear those with comments and concerns regarding the adoption recommendation of the new Comprehensive Plan from the Plan Commission of Leo-Cedarville to the Town Council of Leo-Cedarville.

Previous meeting notes of March 19, 2013 were approved.

Peg Garton introduced the board members and Jackie Turner, project director from Ratio.

Peg Garton reviewed the rules of order for the public hearing.

Peg Garton reviewed the press release, advertising, surveys, and media outreach that had occurred the last 10 months to notify the citizenry of the Envision Comprehensive Plan process.

Peg Garton reported on the meeting schedules that took place during the draft process.

Peg Garton thanked Donna Hankey and John Clendenen who could not attend for their service to the community during the draft process.

The public hearing was opened.

Dirk Schmidt, resident of Pioneer Village spoke in favor of the new comprehensive plan and stated that he felt the plan was in the best interest of the Town of Leo-Cedarville.

Jan Linn asked questions in regards to updating the town zoning ordinances and general town ordinances due to the changes proposed in the new master plan if adopted. Ms. Linn and Ms. Turner discussed cul-de-sac design and road connectivity, Tiff districts, and public/ private partnership incentives, Downtown revitalization concepts, Redevelopment Commissions and how they work, marketing the community and whose responsibility that would be.

Jan Linn complimented the plan and its implementation schedule. Jan Linn stated that she appreciated the details and amount of information included in the proposed plan.

Peg Garton commented about the demographic changes in community discussed in the plan, and quick wins that would be worked on immediately after the plan would be adopted, if the council decided to do so.

After hearing no further comments from those in attendance, Lou Mohlman closed the public hearing.

No proposed changes to the draft as presented were recommended by the Plan Commission or those in attendance.

Lou Mohlman called for a motion.

Jan Linn made the motion to recommend the Comprehensive Plan as presented here tonight to the Town Council of Leo-Cedarville to consider for adoption at their December 10 meeting of 2013.

Lou Mohlman seconded the motion as stated. Lou Mohlman called for a vote and the board voted unanimously in favor of the stated motion.

Meeting was adjourned.

Respectfully submitted, Peg Garton, Secretary



Attested: Lou Mohlman