

## Leo-Cedarville Plan Commission

Leo-Cedarville Town Hall 13909 Pony Express Run Leo, IN 46765

April 1, 2019

### Minutes

Attendance: John Clendenen, Plan Commission President  
Jan Linn, Plan Commission Vice Chair  
Stuart Hepler, Plan Commission Member  
Patrick Proctor, Zoning Administrator

Meeting was called to order at 6:00 p.m.

#### **1. Review of previous Minutes**

The Minutes from the March 4, 2019 Plan Commission meeting were reviewed and approved.

#### **2. Review of East Allen County School's application for Special Use Exception**

Diane Reynolds from Engineering Resources, Inc., spoke on behalf of East Allen County Schools regarding its request for a Special Use Exception ("SUE") for the property at 14305 Leo Road, on which EACS plans to build an egress drive for the high school onto SR 1. A SUE is required since the proposed use is a school use in a commercial zone. Mr. Proctor stated that the Plan Commission's role is to determine whether the proposed use is consistent with the intent and purposes of the Zoning Code and to make a recommendation to the Board of Zoning Appeals ("BZA"), but that the BZA makes the final decision to allow or deny the SUE.

Ms. Linn asked how many lanes would be exiting onto SR1. Ms. Reynolds answered that the drive would be one lane of traffic until about 50' from SR1, then it would divide into two lanes, one for traffic turning north, and one for traffic turning south. The drive would be gated on both ends and will be gated off when not in use. The drive will be used for morning and afternoon for child pick up and drop off and on game days. The high school students who drive to school will be using a different egress drive, so this drive will only be used by parents dropping off kids, and possibly for egress traffic from home games. Some discussion was had regarding a Traffic Study reviewed by INDOT and INDOT's approval of the right of way permit allowing the curb cut onto SR1. Mr. Hepler asked about the buffering with the Southern property. Ms. Reynolds stated that a 6' privacy fence would be installed similar to the fence to the North. Some discussion was had regarding the lighting.

Mr. Hepler moved to make a recommendation to the BZA to approve the SUE. Ms. Linn seconded the motion. The motion was passed by unanimous vote.

### **3. Review Sign Permit Application for AVDI**

No representative from AVDI appeared at the hearing. Mr. Proctor stated that he had met with representatives of AVDI about the sign application. The problem is that AVDI is requesting three wall signs and the ordinance only permits one wall sign. Mr. Proctor advised AVDI that it could seek a variance, or reduce to one sign. AVDI was going to consider its options. No variance application has been submitted. Mr. Proctor recommended that the Commission approve the sign application for the one sign that had AVDI's name and logo, but deny the request for the two signs to the side which list services provided by AVDI. Stuart Hepler made a motion to approve Mr. Proctor's recommendation. Ms. Linn seconded that motion. The motion passed unanimously.

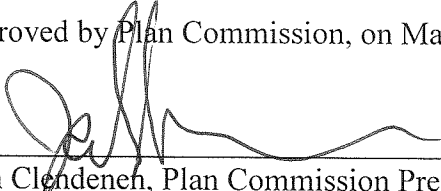
### **4. Confirmation of next meeting**

The next meeting was set for May 6<sup>th</sup> at 6:00 pm.

The meeting was adjourned at 6:45 p.m.

Minutes prepared by Patrick L. Proctor, Zoning Administrator.

Approved by Plan Commission, on May 6, 2019.

  
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John Clendeneh, Plan Commission President