

Leo – Cedarville Plan Commission
Meeting Minutes
March 3, 2020

Attendance: John Clendenen, Plan Commission President
Ray Pulver, Plan Commission Member
Greg Peck, Plan Commission Member
Jeff Schumacher, Plan Commission Member
Scott Connally, Plan Commission Member
Patrick Proctor, Town Manager
Amy Rekeweg, Office Administrator

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

Mr. Schumacher made a motion to accept the minutes from the February 3, 2019 Plan Commission meeting as written; Mr. Peck seconded. The motion passed unanimously.

Minor Plat—Esther Estates

The application seeking to divide the parcel of land located at 13009 Leo Road into two separate lots was reviewed. The applicant is BDP Properties, LLP. Vic Lilly, superintendent for BDP Properties, LLP, was present and spoke for the applicant. Mr. Lilly has been in contact with the Leo-Cedarville Regional Sewer District and is aware they need to run a sewer line with two taps. They will lateral bore and there will be no road cut. Mr. Proctor stated that the proposed subdivision met with the lot size and other standards of the subdivision control ordinance, but that the applicant needed approval from the Leo-Cedarville Regional Sewer District and from the Leo-Cedarville Storm water board. The stormwater runoff system was reviewed by the Allen County Surveyor's office, which recommended that a 7' stormwater easement on each lot where the lots connect, to create a 14' stormwater easement with a swale between the properties. Approval will be needed from the Northeast Fire and EMS, from the Sewer District, and from the Leo-Cedarville Stormwater Board.

Mr. Schumacher made a motion to approve the application conditionally with a letter from Northeast Fire and EMS, approval from the Leo-Cedarville Stormwater Board, an amended plat map with a utility easement, a letter from the Leo-Cedarville Regional Sewer District stating sewer is available for both lots, and an application with any missing items completed. Mr. Pulver seconded the motion. The motion passed unanimously.

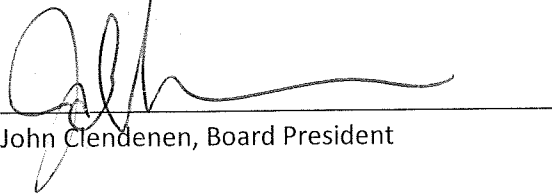
Mr. Proctor discussed possible zoning map revision in the Cedarville area.

Confirmation of next meeting on April 6th.

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

Minutes taken by Amy Rekeweg, Office Administrator.

Approved by Plan Commission, May 4, 2020:



A handwritten signature in black ink, appearing to read 'John Clendenen', is written over a solid horizontal line. The signature is fluid and cursive, with a long horizontal stroke extending to the right.

John Clendenen, Board President