MINUTES OF THE REGULAR MEETING OF THE
MICHIGAN CITY PLAN COMMISSION
JUNE 25, 2019

The Michigan City Plan Commission met in a regular meeting in the Common Council Chambers, City Hall Building, 100 East Michigan Boulevard, Michigan City, Indiana, on Tuesday, June 25, 2019, at 6:00 p.m.; the date, hour, and place duly established for the holding of said meeting.

CALL TO ORDER
President Larry Zimmer called the meeting to order at approximately 6:03 p.m.

ROLL CALL
Assistant Planner Skyler York called the roll with attendance noted as follows:

Present:
Braedan Gallas, Dan Granquist, Fred Klinder, Phil Latchford, Faye Moore, Andy Sperling, Larry Zimmer (7)

Absent:
Sharon Carnes, Charles Peller (2)

Staff Present:
Assistant Planner Skyler York, Attorney Steven Hale, Planning Department Administrative Assistant Debbie Wilson

StaffAbsent:
Planning Director Craig Phillips

APPROVAL OF MINUTES
President Zimmer entertained a motion for approval of the minutes of the regular meeting of May 28, 2019.

Motion made by Commissioner Granquist – seconded by Commissioner Moore accepting the minutes of the regular meeting of May 28, 2019 as submitted. The roll was called, and the vote taken: (Ayes) Dan Granquist, Fred Klinder, Phil Latchford, Faye Moore, Andy Sperling, Larry Zimmer – 6; (Nays) None – 0; (Abstain) Braedan Gallas – 1. With a vote of 6 ayes, 0 nays, and 1 abstention, the MOTION CARRIED.
POLICY OF CONDUCT AND PROCEDURES
The Policy of Conduct and Procedures for the Michigan City Plan Commission states that the Commission is composed of nine persons. By statute, five must vote affirmatively to approve a petition. Thus, whenever less than a full board is present, the petitioner may wish to continue his/her hearing. Anyone wishing to speak on a petition or to the board in general at the end of the meeting may do so by approaching the speaker’s roster and giving his/her name and address. Comments should be addressed to the Plan Commission, not to a petitioner or remonstrator or others in the audience. The Plan Commission vote is based on the evidence presented.

PETITION(S)
Petition 901-19: Primary plat approval of a major subdivision to create 5 lots at the southeast corner of Felton Street and Lake Avenue for the proposed Lakeside Townhomes Subdivision. Subdivider: BFLP Finance, LLC; Surveyor/Engineer: Global Engineering & Land Surveying, LLC; Attorney: Bradley J. Adamsky – Continued from May

Mr. York stated that last Friday he received a new plat for a subdivision, but it is different enough that they will need to re-notice the neighbors allowing them the opportunity to comment appropriately and see what is being presented. They will not be creating 5 lots but will instead create 4 lots and it will conform to the Zoning code.

Mr. York announced that there will not be a public meeting on this matter tonight. The petitioner will amend their petition and re-notify the neighbors. There will be a public meeting on the petition at the next Plan Commission meeting on July 23, 2019 at 6:00 p.m.

Someone from the audience inquired if the structures will be duplexes.

Mr. York replied that the petitioner has not said what they are doing, although he noted that the Zoning code allows for 7 units, however it divides out.

REPORT BY DIRECTOR
(No report)

REPORT BY ATTORNEY
(No report)

OLD BUSINESS
Mr. York recalled from the last meeting that the Plan Commission formed an Alternative Housing Committee. He reported that they now have the members from the Common Council appointed to the committee. Mr. York advised that staff will begin planning of those meetings sometime next week. Staff has moved forward with selecting a consultant to put together a white paper of best practices of things to look to other
communities for. This is in process and a proposal will be shared with the Commission at their next meeting. Mr. York acknowledged that staff has been getting a lot of requests for alternative housing in Michigan City.

**NEW BUSINESS**

(None)

**GENERAL DISCUSSION**

(None)

**PUBLIC COMMENT**

President Zimmer advised that this is not an answer and question period; it is for comments only.

Susan Deutscher (103 Felton Street, Michigan City IN) spoke regarding the petition which was continued tonight referring to comments made by Mr. York about the property being zoned for 7 structures. She questioned if that meant the developer has gone through any approval process with the Sanitary District and Water Department at this stage, or if it is only being considered for zoning at this time. She commented that there are a lot of issues in that area and the Sanitary District has just come out with new guidelines. She wondered if those new guidelines were considered.

Mr. York stated that the Sanitary District has reviewed the developers’ original proposal for the 5 lots. The Sanitary District has been working with the developer. There are some upgrades the developer will have to make regarding relocation of sanitary lines, etc. Mr. York added that there is another whole piece of this where the developer will need to build new water and sanitary lines.

Ms. Deutscher asked if the public will get some of that information next month.

Mr. York stated that it will be shown on the plat but there will be no information on it; the plan will show that it will be built. The Sanitary District will require the developer to give them easements, build it, etc. It will have to be built to the Sanitary Districts’ standards.

There were no other public comments. President Zimmer closed the public comment section of the meeting.

**ADJOURNMENT**

The chair entertained a motion to adjourn.

Motion by Commissioner Sperling – seconded by Commissioner Gallas to adjourn and unanimously approved.
With no further business, President Zimmer declared the meeting adjourned at approximately 6:10 p.m.

**ATTACHMENTS**

(None)

Larry Zimmer, President

ATTEST:

Dan Granquist, Secretary