

**MINUTES OF THE REGULAR MEETING OF THE
MICHIGAN CITY PLAN COMMISSION
MARCH 25, 2025**

The Michigan City Plan Commission held their regular monthly meeting in the Common Council Chambers, City Hall, 100 E. Michigan Boulevard, Michigan City, Indiana, on Tuesday, March 25, 2025, at 6:00 p.m. local time; the date, hour, and place duly established for the holding of said meeting. The meeting was also available via Zoom and streaming live on the Access LaPorte County Facebook page. Access LaPorte County Media hosted Zoom.

CALL TO ORDER

President Daniel Granquist called the meeting to order at approximately 6:00 p.m.

ROLL CALL

Mr. York called the roll with attendance being noted as follows:

Commission Members Present:

Antonio Conley, Bryant Dabney, Bruce De Medici, Daniel Granquist, Roscoe Hoffman (entered at approximately 6:08 p.m.), Fred Klinder, Rose Tejeda, Timothy Werner – 8 (all in person)

Commission Members Absent:

Ross Balling – 1

Staff Present:

Planning Director Skyler York, Public Works Director Wendy Vachet, and Attorney Steven Hale (all in person)

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 members. By statute, five must vote affirmatively to approve a petition. Thus, whenever less than a full commission is present, the petitioner may choose to continue the hearing. Anyone wishing to speak on a petition, or to the commission in general at the end of the meeting, may do so in person by approaching the speaker's roster and stating their name and address, or, if on Zoom connection, by indicating their presence online and stating their name and address. Comments should be addressed to the Plan Commission, and not to a petitioner or remonstrator or others in the audience. The Plan Commission vote is based on the evidence presented.

APPROVAL OF AGENDA

The chair entertained a motion for approval of the agenda.

A motion was made by Commissioner Dabney and seconded by Commissioner Tejeda approving the 03/25/2025 agenda as submitted. The roll was called, and the vote taken: (Ayes) Commissioners Conley, Dabney, De Medici, Granquist, Klinder, Tejeda, Werner – 7; (Nays) None – 0. With 7 in favor and 0 opposed, the MOTION CARRIED.

APPROVAL OF MINUTES

The chair entertained a motion to accept the minutes of the regular hybrid meeting of February 25 , 2025.

A motion was made by Commissioner Tejeda and seconded by Commissioner Klinder to accept the minutes of the February 25, 2025 hybrid meeting as submitted. The roll was called, and the vote taken: (Ayes) Commissioners Conley, Dabney, De Medici, Granquist, Klinder, Tejeda, Werner – 7; (Nays) None – 0. With 7 in favor and 0 opposed, the MOTION CARRIED.

PETITION(S)

President Granquist read into the record, “P-100-25: Tryon Meadow, LLC requesting Rezoning from R1B to R2B and R3A for a mixed residential community consisting of 34 single-family homes, 14 4-unit townhomes, and 8 apartment buildings, located on the south side of Tryon Road between Briesse Lane and Mayfield Drive.”

The Petitioner, John Kavchak (in person), came forward and introduced himself as a managing member of the Sloane Avenue Group / Redstone Group joint venture. Mr. Kavchak gave a quick overview of the project and their requests. He acknowledged his team of engineers, construction managers, and others being present to answer questions.

Mr. Kavchak provided a PowerPoint presentation, explaining that Tryon Meadow is a new residential community that will be uniquely situated within a short drive of Downtown Michigan City, walking and biking distance to many attractions, and close to I-94. He pointed out developments close to the site, including The Woodlands and Mayfield Prairie. The site is currently zoned R1B and is approximately 39 acres with frontage on Tryon Road. He said they are focused on providing quality workforce housing that is affordable; they anticipate at least 75% of all available units will cater to households at 80% - 120% of the AMI range. Mr. Kavchak talked about the uniqueness of this development bringing many housing types together under one roof that will include rentals, townhomes, and single-family homes.

Mr. Kavchak talked about the project timeline, stating they have the Economic Development Agreement which was approved/signed on January 1, 2025 by the Redevelopment Commission. They are in the process of creating Economic Development Areas, establishing Allocation Areas, and issuance of Economic Development Revenue Bonds. They also received approval of the Phase I Preliminary Drainage Plan by the Sanitary District, as well as receiving feedback and quotes from the Water Department. They are currently seeking zoning change and primary plat approval from the Plan Commission. Mr. Kavchak said after Council approval they anticipate starting site work within the second quarter of 2025 with completion this time next year. Vertical construction would begin shortly thereafter. In the third quarter of 2026 they hope to launch sales.

Mr. Kavchak reviewed the site plan, noting that the development will consist of eight rental buildings split evenly between the north and south sides of the property (each with 16 units), fourteen 4-unit townhome buildings, and 34 single-family homes. Multiple ponds on the site will serve as visual buffers and points of interest and they plan for a couple parks within the development. Mr. Kavchak pointed out that they have a robust landscaping plan for the north end apartments by Tryon Road. The building types proposed are either the same or substantially like those they previously built. They are vertically integrated and they have in-house land development construction teams. They only bring products that have been vetted and refined over time.

(Commissioner Hoffman entered and was noted present for the record)

Mr. Kavchak stated that they are seeking a zoning change from R1B to R3A and R2B. They intend to phase the project (3 phases). The first phase will consist of 8 single-family homes, thirteen 4-unit townhomes buildings, and four 16-unit rental buildings. Phase 2 has most single-family homes and Phase 3 is the north side. He said there are no two backyards of single-family homes or townhomes facing each other. The single-family home lots are wider than those of the Mayfield Prairie Subdivision.

Mr. Kavchak talked about the building types stating that the townhomes have been a best seller in other markets like west Michigan. They are 1,800 square feet, 3-bedrooms, 2 ½ baths, in groups of 4-unit buildings. The single-family homes will cater to buyers that want a semi-custom home finish at accessible price points. The multi-family rentals are designed by them from the ground up. He said they are proud of the quality of their work and they take a lot of time to optimize space and efficiency and price points.

Mr. Kavchak emphasized how excited they are to be here, thanking the Commission for the opportunity.

The chair called for reports.

Mr. York read his staff report into the record (attached hereto and made a part of this record [1]), noting that this subdivision will contain 51 lots total. He referred to IC 36-7-4-603 of which the Plan Commission must pay reasonable regard to when considering a request for rezoning. He pointed out that this piece of land is identified in our Comprehensive Plan for what is being proposed. Mr. York read that excerpt from the Momentum 2040 – Comprehensive Plan – Future Land Use Plan. Mr. York reviewed staff findings, and recommended approval of the requested rezoning for forwarding onto the Common Council with a favorable recommendation.

Mr. York commented that when this development was first considered, they were looking at a Planned Unit Development (PUD) like The Moore. Although, Mr. York said since it is such a large chunk of land and it offers natural separations because of the topography of the land, designing it this way fits with what is intended in the Comprehensive Plan, so it makes sense to use the current zoning to make it work. This way they are not trying to create something with a lot of variance requests.

Mr. York talked about the Economic Development Area, stating that this will eventually come back to the Plan Commission in the form of approval for a Housing TIF. This is the reason they are holding 75% at the 80%-120% AMI.

Mr. York noted that he spoke to the Water Department today, and they have indicated that they have provided Mr. Kavchak a preliminary cost estimate for all the infrastructure in the project.

Mr. York read into the record, the report from the City Engineer (attached hereto and made a part of this record [2]), indicating no opposition to the requested rezoning.

Mr. York read into the record a remonstrance received by email from Brian Spiece, 102 Mayfield Drive (attached hereto and made a part of this record [3]), indicating that he is not in support of apartments and townhomes in this area because it would drastically change the area and increase traffic on Tryon Road.

Regarding the traffic, Commissioner De Medici asked if the City had thoughts on that topic.

Mr. York replied that it is within the purview of the City so he had Duneland Group do a traffic analysis (attached hereto and made a part of this record [4]). He noted that a traffic analysis is done to see if it warrants a traffic study, which it does not. Mr. York noted that the City Engineer concurred that the increase in traffic is not significant enough and does not warrant an upgrade to the road.

City Engineer Tim Werner explained that Tryon Road is designed for between 3,000 and 14,000 average annual daily traffic (AADT). The initial investigation for traffic from this development showed that it will generate less than 3,000 AADT. The current AADT is

1,597 which is less than 3,000 lower threshold. Even by adding the proposed 1,325 AADT to the current AADT, it is still less than the 3,000 AADT lower threshold, so Mr. Werner stated that there is plenty of capacity on Tryon Road at this point.

Mr. York added that there could be an enforcement issue, so the Police Department might need to set up a speed monitor.

Mr. Werner also pointed out that there is a 3-way stop at Royal Road and Tryon Road, just adjacent to this property. He said where the road is going in for this development, it would be hard to get up to 50 mph from that stop sign.

Commissioner Dabney asked Mr. Kavchak to explain why those chose to develop in Michigan City.

Mr. Kavchak stated that a lot of things must work together. He thinks the economic growth in the city is key, and without that they would not be here. He said that in of itself is a function of strong execution by the public sector and private sector, and it creates a self reinforcing virtuous cycle of growth and more economic activity and interest and more creative housing options. Mr. Kavchak stated that the infrastructure growth here has been tremendous. The economic growth is a result of all that hard work – partnership between public and private sector. Mr. Kavchak stated that they are a small snip it of that. In terms of speed to market and execution and working hand in hand, Mr. Kavchak said it would be unfair to call out one or two people, because there have been many people in the City that have been great to work with on multiple facets of this project. Mr. Kavchak stated that this project might be a case study of speed to market and the public and private sector working together. Mr. Kavchak stated that he is incredibly honored to be one of the projects that will help further ignite the growth and supply of much needed housing. He said he would not be here without such a great partnership, so he feels that execution is important for them. He said the level of focus has been incredible and noted that it is important to stick to timelines.

Commissioner Granquist commented on all the development in the community – commercial development and good quality residential housing which is a big need in our community.

Attorney Hale noted that he reviewed the notice documentation, and finds that it is in order and satisfies the Commission's requirements for noticing, advising that the Plan Commission is free to consider this matter this evening. Attorney Hale read his report into the record (attached hereto and made a part of this record [5]), noting that the Petitioner not only needs rezoning, but also needs primary plat approval of the major subdivision. Focusing on the rezoning, Attorney Hale explained the process, noting that the Plan Commission does not approve the rezoning. Their job is to send the petition onto the Common Council who enacts an ordinance that approves the rezoning. The Plan Commission must send this onto the Common Council with a certification with either

a favorable, an unfavorable, or no recommendation. He reviewed the record of the petition, adding that it also includes the Petitioner's presentation, the traffic analysis, the stormwater plan approval, the handout including indication of the park area, as well as the PowerPoint presentation.

Commissioner Klinder questioned what R3A is.

Mr. York replied that R3A is a mid-rise multi-family. R2B is a townhouse. The A and B controls the heights and density. The R3A in this development is for the two lots with apartment complexes. R2B also allows for single-family development.

The chair opened the hearing to public comments.

Tommy Kulavik (in person) stated his address is 1316 Ohio Street, Michigan City, Indiana. He inquired into the general contractor on the project. Also, since this is a Residential TIF, he questioned if the hiring ordinance must be adhered to or if they can get anyone they want to do it because it is a private development.

Mr. York replied that it is outside of the realm of the hiring ordinance. The developer will be selling his own bonds; the City is just giving them access to the tools to do so.

Mr. Kavchak responded that with a project of this size they like to source as much local labor as possible. He said they build everything themselves, although they occasionally sell some lots to other builders to increase speed to market. They are vertically integrated.

Mr. York said to keep in mind that they will have to go through the same process as everyone else does regarding registration and licensing through the Building Department.

Scott Meland (in person), stated his address is 200 Kenwood Place, Michigan City, Indiana. He talked about the positives with this project – mixed income levels, mixed housing types which he says equals good development. He asked the dimensions of the single-family lots. He commented that a concern the community shared in the past is extending the bus route down Tryon Road and suggested that the developer could fund and build a bus stop. He also suggested that the City might consider expanding the roadway easement to include a center turn lane to plan for future growth in that corridor. He commented it is interesting that the land use plan and the zoning for this parcel does not currently support what the long term plan was. He said it is encouraging to hear a developer say it is a pleasure to work with the City. Given the TIF's that are going to be involved, Mr. Meland asked how much public investment is versus private and how much that leverages. He also asked if this would be considered a public/private partnership. He commented that one complaint received a lot in local social media is that they need to build things for people who live around here. Mr. Meland pointed out that with these income guidelines and the price point they are trying to hit (75-120% AMI) that by

definition is middle class (made for regular working people). He said people will be shocked that \$300,000 is not high-end housing. He said this project demonstrates that it can be done, good development can exist, and it is coming to Michigan City. He supported a positive recommendation to the Common Council. He thanked the developer for wanting to do this development in Michigan City. He pointed out that this is a consequence of double tracking and that it has brought Michigan City to the map and has brought these development dollars to Michigan City. He commented that this is how it needs to grow and it was these long term plans that have led to this kind of potential finally happening here after decades of stagnation.

There were no other comments; the chair closed the public portion of the hearing.

The chair entertained a motion.

A motion was made by Commissioner De Medici and seconded by Commissioner Werner approving Petition P-100-25 Tryon Meadow, LLC for Rezoning from R1B to R2B and R3A for a mixed residential community consisting of 34 single-family homes, 14 4-unit townhomes, and 8 apartment buildings, located on the south side of Tryon Road between Briese Lane and Mayfield Drive, adopting the findings as outlined in the staff report, and forwarding it onto the Common Council with a favorable recommendation. The roll was called, and the vote taken: (Ayes) Commissioners Conley, Dabney, De Medici, Granquist, Hoffman, Klinder, Tejeda, Werner – 8; (Nays) None – 0. With 8 in favor and 0 opposed, the MOTION CARRIED.

A motion was made by Commissioner Tejeda and seconded by Commissioner Klinder to forward the Certification of the Plan Commission of the City of Michigan City, Indiana for Petition P-100-25 Rezoning request from R1B to R2B and R3A onto the Common Council with a favorable recommendation. The roll was called, and the vote taken: (Ayes) Commissioners Conley, Dabney, De Medici, Granquist, Hoffman, Klinder, Tejeda, Werner – 8; (Nays) None – 0. With 8 in favor and 0 opposed, the MOTION CARRIED.

President Granquist read into the record the next petition, “901-25(1): Tryon Meadow, LLC requesting Primary Plat approval of a Major Subdivision for a mixed residential community consisting of 34 single-family homes, 14 4-unit townhomes, and 8 apartment buildings, located on the south side of Tryon Road between Briese Lane and Mayfield Drive.”

Mr. Kavchak stated that as he previously mentioned they are focused on creating multiple housing types that cater to affordable price points and workforce housing. On this parcel there are several product types including apartments, townhomes, single-family homes. The townhome buildings will consist of 4 units per building. They intend to build them around 1,800 square feet each. The single-family home lots are mainly 55-70' wide, with the average being 55' x 125' deep. Several apartment buildings will be located on both

the north side and south side of the property. They are a vertically integrated team in terms of in-house land development, architecture, and construction teams. They like to pride themselves in their quality of construction. They have collectively built several thousand units over the last few decades.

Commissioner Tejeda inquired into the pocket parks on the north corner of the lot. She said the density is significant where the apartment buildings are on the south end. She asked if it would make sense to have a pocket park closer to the area with greater density and less greenspace.

Mr. Kavchak consulted with their engineer, responding that there are options to add a dry bottom pond/park situation. He said they will incorporate that into the plan. He said there currently are two pocket parks on the northern side, so they could possibly shift that around.

The chair called for department reports.

Mr. York read his staff report into the record (attached hereto and made a part of this record [6]), reviewing the analysis and findings. Mr. York recommended a waiver for open space to create two half-acre each pocket parks within the subdivision. He explained that the subdivision ordinance would require 1,000 square feet per lot, equaling 51,000 square feet; the developer is proposing a dedicated open space of 1 acre = 43,560 square feet, although Mr. York said the developer could reach 50,000 square feet if they choose to. After reconsideration and agreement with Mr. Kavchak, Mr. York removed his staff recommendation of a waiver for open space. Mr. York recommended approval of the primary plat subject to, 1) The approval being contingent upon approval of the rezoning being considered under a separate petition (P-100-25).

Regarding the open space, Mr. York mentioned other opportunities to connect to outdoor spaces including Kreuger School outdoor center with connections to the trail, Marquette Trail comes through there, it is near Shirley Heinze Land Trust, Friendship Gardens, along with the beach.

Regarding city buses, Mr. York said they do not want to put a bus stop out in the middle of nowhere; they want to make sure they get the infrastructure built. These will be dedicated city roads.

Mr. York also mentioned that once the rezoning is approved, this plat will conform to the rezoning specifications found in the Zoning Code for R2B and R3A.

Mr. York read the Fire Department report into the record (attached hereto and made a part of this record [7]), indicating no issues with the request; the Sanitary District comments are attached hereto and made a part of this record [8]); and the City Engineer report (attached hereto and made a part of this record [9]), indicating no opposition. Mr.

York also noted that he spoke to MCAS who expressed their excitement for development around Kreuger School to increase their enrollment.

Commissioner Klinder inquired into what a pocket park is.

Mr. York explained that it is a smaller version of a park, a place for recreation that could include a trail for walking, dog park, swing sets, etc. Mr. York also pointed out that this subdivision does not have any cul de sacs. They are hoping that the stub at the bottom will eventually follow through and connect to Springland Avenue, anticipating future growth.

Attorney Hale read his report into the record (attached hereto and made a part of this record [10]), stating that this report is essentially the same as the one he gave earlier on the rezoning request. Again, he mentioned that he had the opportunity to review all the notice documentation, stating that it is sufficient and complies with our requirements, so the Plan Commission is free to consider this matter regarding primary plat approval. He noted all items included in the record are the same as the rezoning request. Attorney Hale explained that during primary plat approval there will be construction of infrastructure as the development proceeds, and it will end with a petition for secondary plat approval which will come before the Plan Commission for consideration and approval in the future. Tonight, the Plan Commission must approve or not approve this request for primary plat approval. He noted that if approved it should be contingent upon and subject to the condition that the Common Council grants the rezoning request that was included in P-100-25.

The chair opened the hearing to public comments.

Tommy Kulavik (in person) stated his address is 1316 Ohio Street, Michigan City, Indiana. He talked about the bus route, stating that currently this is not on the fixed route; the nearest route to this development is route 1. He commented that route 1 only goes as far south as the mall property. He encouraged the people living in the subdivision to send their children to the Michigan City Area Schools. He commented that this is a great thing and he hopes for more of this development.

Scott Meland (in person) stated his address is 200 Kenwood Place, Michigan City, Indiana. He agreed this is good planning and felt the Plan Commission should approve this preliminary plat. Mr. Meland said anything that can be done to expedite the process would be appreciated by all. To plan for the future, Mr. Meland suggested a bus stop on Tryon Road to serve the entire development. By then, he said transit might reorganize their route to include this development and The Moore.

There were no further comments; the chair closed public comments.

In closing, Mr. Kavchak said it is very refreshing to see the community's support.

The chair entertained a motion.

A motion was made by Commissioner Klinder and seconded by Commissioner Werner approving Petition 901-25(1) Tryon Meadows, LLC for Primary Plat approval of a Major Subdivision located on the south side of Tryon Road between Briese Lane and Mayfield Drive, adopting the findings as outlined in the staff report, and contingent upon approval of the Rezoning being considered under a separate petition (P-100-25) and approval by the Common Council. The roll was called, and the vote taken: (Ayes) Commissioners Conley, Dabney, De Medici, Granquist, Hoffman, Klinder, Tejeda, Werner – 8; (Nays) None – 0. With 8 in favor and 0 opposed, the MOTION CARRIED.

NEW BUSINESS / OLD BUSINESS

Discussion – Stormwater Ordinance:

Al Walus (in person) from the Michigan City Sanitary District addressed the Commission. He talked about several items he felt the Plan Commission would be interested in as it relates to long-term management of stormwater for future development that is contained within the updated ordinance.

Mr. Walus explained that the current ordinance refers to three manuals which developers' reference when designing their standards – the Indiana Stormwater Quality Manual, Urban Watershed Forestry Manual, and the Indiana Drainage Handbook. In January, 2025, the Sanitary District Board approved a new set of stormwater technical standards specifically for Michigan City. Mr. Walus stated that within those standards, there is a section specifically for low impact development, and by reference in that section, the standards refer to the Indiana Office of Community and Rural Affairs (OCRA) and their green infrastructure curriculum and training web resources. They have many fact sheets on how to design and implement low impact development, especially infiltration basins. Mr. Walus stated that as discussed previously in the review of The Moore development, there is a maintenance agreement for developers to record under deed that they will have long lasting maintenance of their stormwater management items. Also, the current ordinance talks about ensuring the quality of that installation. There are some performance requirements for post construction stormwater management, but currently the ordinance language says "once as built plans are submitted," so some of those performance guarantees expire. The new ordinance includes a new two-year maintenance bond and if the stormwater management component includes storm sewers, it requires video taping of the storm sewers prior to submittal of the as built drawings to ensure the storm sewer infrastructure has been installed correctly.

Mr. Walus stated that they are in the process of finalizing some of the specific language and references. He said the intent was to provide the Commission with an update tonight and come back before the Plan Commission at their April meeting with a complete list of

all the changes in the zoning and subdivision ordinances. If approved by the Plan Commission in April, they will then go before the Common Council in May.

Mr. York said there are many references to stormwater in the zoning code. Attorney Hale identified those references; those are being transcribed into a Word document. Mr. York said he will start reviewing those and they will be inserted into the ordinance as an exhibit, which will be the comprehensive plan. Mr. York said he would be asking the Plan Commission to take the changes, edit and add; it must be taken out and re-referenced back to what Mr. Walus is creating.

Referring to Mr. Walus' comment about video taping, Commissioner Granquist asked if that is during the installation as they are digging the ditches to see how it is built, and if that will supplement an inspector approving it or if it would be in combination.

Mr. Walus replied that it will be an additional step. They work with the City Engineer and the Engineer for the Sanitary District who visit the construction sites daily to monitor ongoing installation of trench preparation, bedding, backfilling, etc. He will continue to do that. After the developer installs something like a storm sewer to make the stormwater management work, they must hire a video inspection company to come in, put a remote camera down the pipe, and provide the results to the City to verify there are no leaks or broken joints. He said they want to avoid installation errors because if the City must take over some of those, they do not want to fix something that should have been installed correctly in the first place.

Commissioner Granquist asked what happens to the video recordings and if they become a part of a permanent record and stored with the City.

Mr. Walus replied affirmatively, stating that they will be filed with the as built drawings.

Commissioner Granquist inquired into the ongoing maintenance required by the developments.

Mr. Walus stated that within the technical standards they have included updated maintenance agreements based on protecting the City long-term as well as putting the City in a better position to enforce those maintenance requirements.

Mr. York added that enforcement has been a major issue with a lot of drainage ponds. He said he is glad to see it in the code now, giving the City more "teeth" to make the developers maintain them.

Commissioner Granquist asked if that is just for subdivisions that have homeowners' associations.

Mr. Walus replied that it would apply to any future land disturbance of one acre or more. He said it could be commercial development, industrial, or residential subdivisions. The Indiana Code requires that any land disturbance greater than one acre must have a post development maintenance agreement. Mr. Walus stated that separate to all the individual projects they review to provide recommendations to Mr. York and his staff, as part of the City's municipal separate storm sewer system (the MS4 Program) they are required by their stormwater permit with IDEM to go out and inspect 25% of all these post construction stormwater management plans every year. On a five-year permit cycle, they are required to look at 100% of all these stormwater projects moving forward. When The Moore installs their basin, within five years the City will have to inspect it. They will keep a running track utilizing the City GIS system to have those mapped to see where all the post construction elements are that they are required to inspect. Additionally, the owner is required to do their own personal inspection and submit that to the Sanitary District annually. Throughout the five year permit term the Sanitary District MS4 staff are required to go out and verify that those private entities have been doing their part to maintain their infrastructure.

Commissioner Granquist asked what the requirements would be if a subdivision does not have a homeowner's association and who would be responsible for it in that scenario.

Mr. Walus replied that sometimes it is a legal issue. There are different provisions and the Indiana Code talks about elicit discharges. If those stormwater structures are not being maintained and sediment is being passed through that is measured into the city's storm sewers, the City would have the legal provision to address that from an elicit discharge point of view. It then falls back upon some of the private owners. He said that is why moving forward they are trying to set up these procedures where there is a two year maintenance bond, the recording on the deed in perpetuity maintenance agreement by the owner, and the regular inspections by City staff to make sure they are being maintained. Mr. Walus said the issue of lack of HOA's or HOA's that are not functioning is prevalent across many communities. He said they try a soft approach first to work with the owners on getting maintenance done.

Commissioner Granquist said there might be some conversations to address some of these things as he is concerned about some of the documentation and the deed requirements and restrictions for homeowners and who is responsible for it.

Commissioner Tejeda asked if the new developments (like the one tonight) will be subject to the new standards when they are adopted.

Mr. Walus stated that they have been reviewing new plans that come to them considering the standards that were approved by the Sanitary Board in January. As engineers and developers have been contacting them for the standards, they have provided the 2025 version of those standards and are having them design to that. He said they have already

started a “soft implementation” of that. He said the engineers have been responsive because the standards being adopted by Michigan City are standard across the region.

Commissioner De Medici referred to Mr. York’s comment about the enforcement being “toothier,” asking if that includes assessing some kind of repair cost as a lien on property.

Mr. Walus replied that both ordinances follow EPA regulations, wherein if there is a violation related to the Clean Water Act, it is up to \$2,500/day penalty. However, in the ordinance, he said they have included an enforcement policy that starts out with a verbal or written warning notice of violation, with \$500 for the first penalty offense escalating up to \$1,000. He said there is also a stop work order or stop connection order. If someone is not doing their stormwater maintenance, there are measures for City staff to do maintenance and recoup that money.

Commissioner Werner asked about recouping the costs and if it could be something that could be added to their water/sewer bill, or if it would have to be separate.

Mr. Walus replied that it is usually done on a case by case basis, especially with the potential enforcement fines, although he said it is something they could pursue.

Wendy Vachet (in person), Public Works Director, commented that deferred maintenance and non-maintenance is the enemy of sustainable infrastructure. She said it is a problem in all communities but it sneaks up on you because you do not see it in the pipes under the ground until they do not work. She said they had a meeting about this today with the Water Department talking about how they can improve this, questioning whether they understand how they are doing the building, questioning how they can develop efficiency, and if liens are the best way, etc. She said they will hear more about this soon because maintenance must be looked at, and as you spend money it has to last. If we are going to make a law and try to enforce it, she questioned who does that. She said they will be comprehensively looking at it and said all the support they are providing for this is one of the most important efforts to look at it more broadly across the City.

PUBLIC COMMENTS

Scott Meland (in person) stated his address is 200 Kenwood Place, Michigan City, Indiana, commenting that it is great this is being updated and it cleans up the code. He said if he understands it correctly it is for new and ongoing developments, although he strongly encouraged adding maintenance requirements for existing ponds and drainage.

In response to Mr. Meland, Commissioner Werner stated that they are trying to use the good neighbor policy on some of these. So far, several have taken that into account. He said they are looking at existing ones, but they do not have the teeth to go after anyone that is not being a good neighbor yet.

Mr. York commented that they have been fortunate enough to work with redevelopment of property where the land has been scraped clean. That it where they can catch them and tell them the pond is not functioning and they need to fix it. They would have to build a new one if it was a vacant lot.

COMMISSIONER COMMENTS / DIRECTOR'S COMMENTS

(None)

ADJOURNMENT

The chair entertained a motion to adjourn.

Motion to adjourn by Commissioner Werner – seconded by Commissioner De Medici and unanimously approved.

President Granquist declared the meeting adjourned at approximately 7:30 p.m.

ATTACHMENTS

- [1] P-100-25 staff report
- [2] P-100-25 City Engineer report
- [3] P-100-25 Spiece remonstrance
- [4] P-100-25 traffic analysis
- [5] P-100-25 Attorney report
- [6] 901-25(1) staff report
- [7] 901-25(1) Fire Department report
- [8] 901-25(1) Sanitary District report
- [9] 901-25(1) City Engineer report
- [10] 901-25(1) Attorney report

PLAN COMMISSION

MARCH 25, 2025



Daniel Granquist, President

ATTEST:



Rose Tejeda, Secretary

PLAN COMMISSION MINUTES 03/25/2025

ATTACHMENTS 1-10

MICHIGAN CITY PLAN COMMISSION

March 25, 2025

Petition # P-100-25 Tryon Meadows Rezoning -Tryon Meadows LLC

Request

Rezoning the three (3) contiguous tracts of land from R1B to R2B and R3A.

Staff Analysis

At present the 3 parcels are vacant and being used for agricultural purposes. The proposed rezoning also includes a subdivision under a separate petition (901-25(1)). The proposed future use of the land is to develop 34 Single family detached units, 14 – 4 unit townhomes (56 units), and 8 apt. Buildings with 16 units in each building (128 units). The associated subdivision will be 51 total lots.

According to Indiana Code 36-7-4-603, in considering a request for a rezoning the Plan Commission shall pay reasonable regard to:

- (1) the comprehensive plan; (Land Development Plan)
- (2) current conditions and the character of current structures and uses in each district;
- (3) the most desirable use for which the land in each district is adapted;
- (4) the conservation of property values throughout the jurisdiction; and
- (5) responsible development and growth.

"Suburban (General) Residential (SR) Land Use Category

This designation pertains to current and future residential development and includes detached residential dwellings; attached housing types (subject to compatibility and open space standards, e.g., duplexes, triplexes, townhomes, and patio homes); planned developments (with a potential mix of housing types and varying densities, subject to compatibility and open space standards), etc.

Development Types: – Detached residential. – Attached residential. Characteristics: – Accommodation of the automobile on sites. However, garages are typically integrated into the front facade of the dwelling, or hidden behind the dwelling; with driveways on the side of homes or occupying a portion of the front yard space. – Less openness and separation between dwellings compared to suburban character areas, due to size of parcel and proportion of building footprint to parcel; – Landscape enhancements remain subordinate to the structure. Density / Height Guidelines: – 1.8 to 14.0 dwelling units per acre (DU/ac).

Applicable City Zoning Districts: – Single Family Residential (R1B) – Single Family Residential (R1C) – Single Family Residential (R1D) – Waterfront Residential (R1E) – Townhouse (R2A) – Townhouse (R2B) – Manufactured Housing Park District (R4)”

Excerpt from the Momentum 2040 – comprehensive plan- Future land use plan

Findings:

#1 The staff finds that this proposed rezoning is consistent with the future land use plan as presented in the comprehensive plan.

#2 That the requested change in zoning is consistent with the surrounding character of the current structures in the general neighborhood area.

#3 That the requested rezoning will not be injurious to the surrounding property values and will further the conservation of property values within the area.

#4 That the area in question is suitable for the proposed requested rezoning.

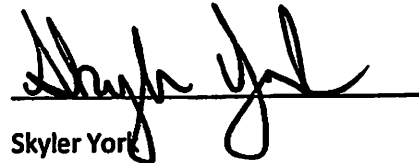
#5 That this is not spot zoning which will confer special benefit to a relatively small area of land without commensurate benefit to the larger community.

#6 That the requested zoning change will better promote and facilitate the development of property and the preservation of values, environment, and uses in the surrounding area.

#7 That the property and its location is well suited for the proposed zoning change.

Staff Recommendation

Planning Staff has reviewed the proposed request for the rezoning of the 3 tracts of land and recommends approval of the requested rezoning and forwarding this petition to the common council with a favorable recommendation.


Skyler York

**PETITION RECOMMENDATIONS
PLANNING DEPARTMENT**

PETITION NO: 901-25(1)

PETITIONER: Tryon Meadow LLC

REQUEST: Rezoning

LOCATION: Tryon Rd between Briese Ln/Mayfield Dr

Planning Department Observations:

The petitioner is requesting Primary Plat approval of a Major Subdivision to allow for a mixed residential community. Please submit your comments to our office by 3/17/25.

Date Forwarded: 3/10/2025

City Engineer:

The City Engineer has no opposition to the comments on Primary Plat approval of a Major Subdivision to allow for the mixed residential community of Tryon Meadows

Date Forwarded: 3/10/2025

Fire Dept:

Click or tap here to enter text.

Date Forwarded: Click or tap to enter a date.

Water Dept:

Click or tap here to enter text.

Date Forwarded: Click or tap to enter a date.

Sanitation Dept:

Click or tap here to enter text.

Date Forwarded: Click or tap to enter a date.

Attorney:

Click or tap here to enter text.

Date Forwarded: Click or tap to enter a date.

From: brian spiece <jspiece@hotmail.com>
Sent: Thursday, March 13, 2025 8:52 AM
To: Skyler York <syork@emichigancity.com>
Subject: Concerning the rezoning on Tryon Rd for Tryon Meadow LLC

You don't often get email from jspiece@hotmail.com. [Learn why this is important](#)

EXTERNAL EMAIL: Do **not** click any links or open any attachments unless you trust the sender and know the content is safe.

Greetings Mr. York and the Planning Commission.

I moved to Michigan City and Mayfield Dr at the end of 2013.
I chose this location because it is in the city but it looks like we are out in the country.

I am not in support of apartments and townhouses coming into this area.
I would like it to remain single family residences.

Mayfield Dr has already gone through tripling of our residences since I moved here and this 200+ unit development would drastically change the area.

Also, it will greatly increase the traffic on Tryon Rd.
Most people are not obeying the 30 mph speed limit, many are travelling between 40 and 50 mph.
Which makes it sometimes difficult and dangerous to pull out onto Tryon Rd.
(Is there such a thing as a speed bump rated for 30 mph, if so could we have one at the Mayfield Dr area on Tryon Rd.)

Adding this much more traffic will make it more dangerous.
And it will be more difficult to especially turn left off Tryon onto southbound Karwick.

I appreciate the opportunity to make my voice heard.

Thank you and have a great and blessed day,
Brian Spiece
102 Mayfield Dr
219-779-5777
jspiece@hotmail.com



Tryon Meadow

4

34 - SFHs

14 - 4 unit townhouses

4 - 16 unit Apartments

4 - 16 unit Apartments

Tryon Meadow Design

Average Annual Daily Traffic (AADT)

Proposed AADT = Rate x # units

$$= 5.86 \times (34 \text{ SFH units} + 64 \text{ townhouse units} + 128 \text{ Apartment units})$$

$$= 5.86 \times 226 \text{ dwelling units}$$

$$= 1325 \text{ vpd}$$

Design hourly volume (DHV)

$$\text{DHV} = K \times \text{AADT}$$

$$= 14\% \times 1325 \text{ vpd}$$

$$= 185.41$$

$$= 186$$

Tryon Road Design and Traffic Data

Posted / Design speed = 30 mph

Functional Class: Minor Arterial per INDOT

AADT Range for Minor Arterial = 3,000 - 14,000 AADT

Existing AADT = 1,597 (2024)

Proposed AADT + Existing AADT = 1325 vpd + 1597 vpd

$$= 2922 \text{ vpd}$$

Prop. AADT < Minor Arterial AADT capacity OK, it works ✓
 $2,922 < 3,000 - 14,000$

Summary

The proposed + existing AADT will be 2,922 vpd and the typical AADT range for a minor arterial (per INDOT standards) is 3,000 to 14,000 vpd, meaning Tryon Road will fall just below the lower threshold for a minor arterial classification.

Residential Condominium/Townhouse (230)

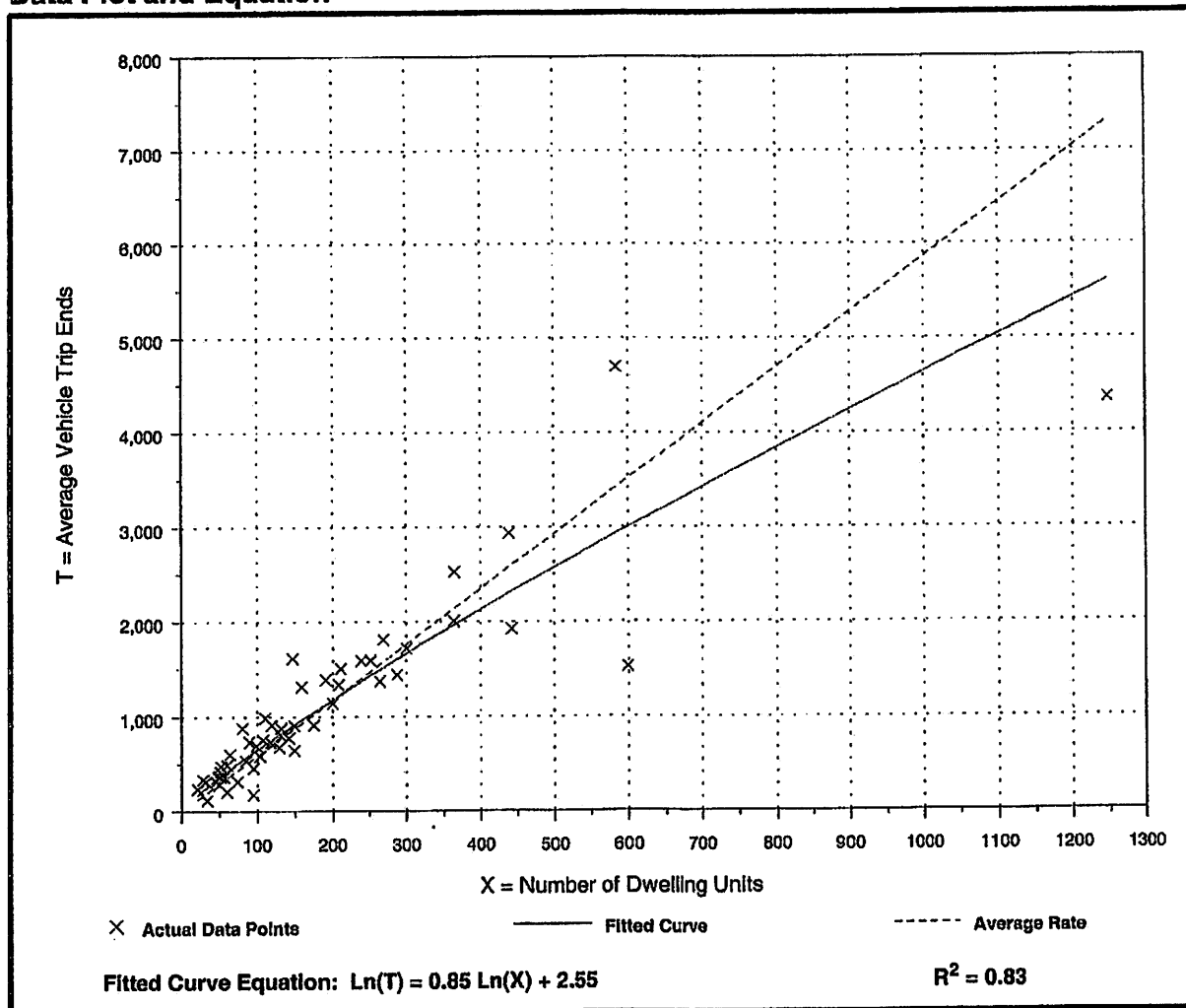
Average Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Number of Studies: 54
Avg. Number of Dwelling Units: 183
Directional Distribution: 50% entering, 50% exiting

Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
5.86	1.83 - 11.79	3.09

Data Plot and Equation



Attorney Report

Petition No.: P-100-25
 Petitioner/Applicant: Tryon Meadow LLC
 Owner: Tryon Meadow LLC
 Request: Rezoning from R1B to R2B and R3A
 Location: Approximately ¼ mile west of the intersection of Royal Road and Tryon Road, and ¼ mile east of the intersection of South Karwick Road and Tryon Road. The site is situated south of Tryon Road

Also known as Parcel Numbers:
 46-01-26-126-006.000-022,
 46-01-26-126-008.000-022, and
 46-01-26-126-009.000-022

The Petitioner is developing a large development consisting of approximately 39 acres of vacant land and plans to provide for 34 single-family homes, 14 4-unit townhomes, and 8 (16 units) apartment buildings. To accomplish this development, referred to as Tryon Meadow, the Petitioner has filed a petition requesting:

- (a) Rezoning the entire 39 acres from its current R1B zoning designation into three zoning parcels, one zoned R2B and two zoned R3A.
- (b) Approval of a major subdivision Primary Plat.

Because each of these requests involve separate Plan Commission concerns, standards and findings, each request should be considered (and voted upon) on its own; there are therefore two Attorney Reports.

As it related to Petition No. P-100-25, Indiana Code 36-7-4-602(c)(1) allows the owners of property to initiate a change in the zoning designation for a parcel of real estate (amending a zoning map). The Petitioner herein has petitioned the Michigan City Plan Commission to rezone the property described as: approximately ¼ mile west of the intersection of Royal Road and Tryon Road, and ¼ mile east of the intersection of South Karwick Road and Tryon Road. A more detailed legal description is set out in Exhibit 1 (3 pages) to the Petition. The site is situated south of Tryon Road, Michigan City, Indiana. The petition requests that the entire 39 acre parcel be zoned from the current zoning of R1B to R2B and R3A (see Exhibit depicting the three specific areas).

The Plan Commission must follow the procedures set out in Indiana Code 36-7-4-602(c) as well as the procedures set out in the Michigan City Zoning Ordinance, and, following a public hearing, certify the proposed change in zoning to the Michigan City Common Council for its decision to pass or not pass an ordinance establishing the new zoning

designation. It is the Common Council that changes the zoning designation, the Plan Commission studies the request and makes a recommendation to the Council. See Indiana Code 36-7-4-604 for the requirement of a public hearing and the notice requirements.

In considering the rezoning request, the Plan Commission "shall pay reasonable regard to": the comprehensive plan; current conditions, and current structures and uses, in the zoning district; the most desirable use for the property; the conservation of property values throughout the city; responsible development and growth; the topography, soil conditions and physical features of the Property; the request will not confer a special benefit on a small parcel "without commensurate benefit to the community" (i.e. no spot zoning); and the neighborhood plan. See Indiana Code 36-7-4-603 and Section 30.07 of our Zoning Ordinance for these decision criteria.

Following the public hearing, the Plan Commission shall certify to the Common Council the request to rezone the Property:

- (1) with a favorable recommendation; or,
- (2) with an unfavorable recommendation; or,
- (3) with no recommendation.

See Indiana Code 36-7-4-605(a)(3) and Section 30.04 of our Zoning Ordinance.

In addition to any recommendation, a Petitioner may be required by the Plan Commission to make a commitment. See Indiana Code 36-7-4-1015 and Section 30.08 of our Zoning Ordinance regarding commitments.

The record of this Petition includes:

1. Michigan City Plan Commission Petition for Public Hearing for rezone from R1B to R2B and R3A and Major Subdivision Primary Plat approval signed by Owner/Petitioner Ivan "John" Kachak of Tryon Meadow LLC.
2. Surrounding Property Owner List (2 pages).
3. Acknowledgement of Michigan City Plan Commission Public Hearing Notice Requirements.
4. Notice of Public Hearing.
5. Affidavit of Service.
6. Tryon Meadow Subdivision Vicinity Map.
7. Tryon Meadow Subdivision Concept Plan dated 2/11/25 prepared by Duneland Group Engineering & Surveying.
8. Information Sheet for Tryon Meadow Michigan City, Indiana (1 page).
9. Exhibit 1 consisting of legal description of the Property (2 Pages).
10. Beacon Overview.
11. Parcel numbers, names and addresses of surrounding property

- owners (2 pages).
12. Tryon Meadow Subdivision Adjacent Property Owner map dated 1/31/25 prepared by Duneland Group Engineering & Surveying.
 13. Certified Mail Receipts (5 pages).
 14. Affidavit of Publication (showing publication February 15, 2025).
 15. Declarations and By-Laws of the Tryon Meadow Homeowner's Association (unsigned and unrecorded).
 16. Tryon Meadow Subdivision Zoning Areas dated 2/11/25 and a second Zoning Layout dated 3/24/25, both prepared by Duneland Group Engineering & Surveying.
 17. Tryon Meadow Subdivision Phasing Plan dated 1/31/25 and a second Phasing Plan dated 3/24/25, both prepared by Duneland Group Engineering and Surveying.
 18. Tryon Meadow Primary Plat dated 03/05/2025 prepared by Duneland Group Engineering and Surveying.

Also included in the Record:

19. Email dated March 13, 2025 from Brian Spiece to Skyler York.
20. Email dated March 6, 2025 to Wendy Vachet and Tim Werner from Al Walus.
21. Planning Department Staff Report.
22. This Report.
23. Materials, documents and testimony presented during the public hearing in this matter.
24. Notice documents submitted by Petitioner.

Respectfully submitted,



Steven A. Hale

MICHIGAN CITY PLAN COMMISSION

March 25, 2025

Petition # 901-25(1) Tryon Meadows Primary Plat –Tryon Meadow LLC

Request

Approval of major subdivision in association with a requested rezoning

Staff Analysis

The property in question is currently zoned R1B Single Family Residential Zoning District. The property is proposed to be rezoned to R2B and R3A and subdivided into 51 new parcels of land for 34 Single family detached units, 14 – 4 unit townhomes (56 units), and 8 apt. Buildings with 16 units in each building (128 units). The land is currently used for agricultural use and the only remaining structure is a grain silo on site.

The subdivision also includes new city streets and infrastructure and will require easements and future dedications. The subdivider has worked with the sanitary and water dept. for preliminary permitting of the development.

The subdivision does include a proposed phasing plan. The development will be completed in three (3) phases.

Once the property is rezoned the proposed primary subdivision will conform to the new zoning classifications. Any approvals should be contingent upon approval of the full rezoning approval.

A traffic analysis was provided for the proposed subdivision and the daily trip calculations will produce more daily use but not to the point of causing issues with the existing roadway.

Findings:

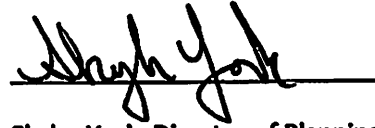
#1 Staff finds that the proposed subdivision conforms to the requirements of the proposed subdivision ordinance for mayor subdivisions.

#2 That it conforms to our zoning ordinance once the requested rezoning is granted by the Common Council under petition (P-100-25).

Staff Recommendation

Planning staff has reviewed the proposed Primary Plat and requested subdivision and recommends approval subject to the following conditions:

#1 The approval of contingent on approval of the rezoning being considered under an additional petition (P-100-25)

A handwritten signature in black ink, appearing to read "Skyler York", is written over a horizontal line.

Skyler York, Director of Planning

**PETITION RECOMMENDATIONS
PLANNING DEPARTMENT**

PETITION NO: 901-25(1)

PETITIONER: Tryon Meadow LLC

REQUEST: Major Subdivision – Primary Plat

LOCATION: Tryon Rd between Brieze Ln/Mayfield Dr

Planning Department Observations:

The petitioner is requesting Primary Plat approval of a Major Subdivision to allow for a mixed residential community. Please submit your comments to our office by 3/17/25.

Date Forwarded: 3/10/2025

Fire Dept:

Fire Department has no issues with this request

Date Forwarded: 3/21/2025

Water Dept:

Click or tap here to enter text.

Date Forwarded: Click or tap to enter a date.

Sanitation Dept:

Click or tap here to enter text.

Date Forwarded: Click or tap to enter a date.

Attorney:

Click or tap here to enter text.

Date Forwarded: Click or tap to enter a date.



To: Wendy Vachet, AICP, Director of Public Works; Skyler York, Director of Redevelopment; Tim Werner, PE, City Engineer

From: Al Walus, MCSD Operations & Inspections Manager

Subject: Tryon Meadows Preliminary Drainage Plan – Stormwater Review Update #2

Date: March 6, 2025

cc: John Kavchak, Sloane Avenue Group; Charlie Ray and Angelica Illanes, Duneland Group; Chris Yagelski and Rhonda Anderson, MCSD

A revised preliminary drainage plan for the proposed Phase 1 portion of the Tryon Meadows development was received by the Michigan City Sanitary District (MCSD) from the Duneland Group on March 6, 2025. The revision was in response to the MCSD "Stormwater Review Update #1" memorandum dated 3/5/25. A review of the revised plan has determined that all comments have been satisfactorily addressed. With this memo, the MCSD provides **Approval of the Phase 1 Preliminary Drainage Plan**. Confirmation of the resolution of comments is as follows:

Previous Comments:

- 1. Phase 1 Limits Delineation – Inclusion of the Pond Discharge Pipe**
Comment from MCSD/City: While the pond located in the northern end of the Phase 1 area is included within the Phase 1 delineation marking, the discharge pipe is not. The Phase 1 delineation marking shall be revised to include the discharge pipe.
Status: Completed; boundary has been revised.
- 2. Existing Wetlands North of Pond Discharge Pipe – Clarify/Verify if No Wetland Impacts**
Comment from MCSD/City: The end of the discharge pipe appears to stop short of impacting the delineated wetland area. The Duneland Group must clarify if there will be any wetland impacts. If there are no wetland impacts, add a note to the drawing stating such.
Status: Completed; a note has been added to the drawing that there will be no wetland impacts during Phase 1 construction.
- 3. Phase 1 Central Pond – Clarify Size**
Comment from MCSD/City: The MCSD/City is in receipt of PDFs showing different sizes of the main/central pond. The Duneland Group shall clarify which contours are accurate.
Status: Completed; a note has been added to the drawing clarifying that only a portion of the central/main pond will be constructed during Phase 1.



Next Steps: The Duneland Group will finalize the Phase 1 Drainage Plan. The anticipated submittal date for the full drainage plan for Phase 1 is in April. Upon receipt, the MCSD will review the full drainage plan for Phase 1 for compliance with local drainage regulations.

Sincerely,

A handwritten signature in black ink, appearing to read "Al Walus".

Al Walus, Operation & Inspections Manager
Sanitary District of Michigan City

Attachment: Tryon Meadows Phasing Plan, Duneland Group Drawing 3200.000.0, dated 3/6/25

Debbie Wilson

From: John Kavchak <john@sloaneavenuegroup.com>
Sent: Friday, March 21, 2025 12:38 PM
To: Skyler York; Debbie Wilson
Subject: FW: Tryon Meadows Phase 1 -- Conditional Approval of Drainage Plan
Attachments: Stormwater Plan Review_Tryon Meadows_Update 2_030625.pdf

Importance: High

EXTERNAL EMAIL: Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Approval attached

From: Al Walus <alwalus@mcsan.org>
Sent: Thursday, March 6, 2025 1:41 PM
To: Angelica Illanes <aillanes@dunelandgroup.com>; Wendy Vachet <wvachet@emichigancity.com>; Tim Werner <twerner@emichigancity.com>; Skyler York <syork@emichigancity.com>
Cc: Chris Yagelski <cyagelski@mcsan.org>; Rhonda Anderson <randerson@mcsan.org>; John Kavchak <john@sloaneavenuegroup.com>; Charlie Ray <cray@dunelandgroup.com>
Subject: Re: Tryon Meadows Phase 1 -- Conditional Approval of Drainage Plan

Angelica,

Thank you for the quick turnaround on the update/revisions. Confirming that all comments have been addressed. A memo with Approval of the Phase 1 Drainage Plan is attached (Conditional Approval status removed).

As you proceed to the next step of finalizing the drainage report, please reach out if you have any questions related to local stormwater/drainage design standards and we can discuss.

Thanks, --Al

Al Walus
 Operations & Inspection Manager
 Sanitary District of Michigan City
 1100 E. Eighth Street
 Michigan City, IN 46360
 219-898-3167 (Mobile)
alwalus@mcsan.org



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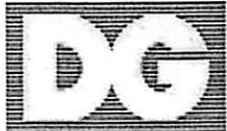
From: Angelica Illanes <aillanes@dunelandgroup.com>
Sent: Thursday, March 6, 2025 9:57 AM
To: Al Walus <alwalus@mcsan.org>; Wendy Vachet <wwachet@emichigancity.com>; Tim Werner <twerner@emichigancity.com>; Skyler York <syork@emichigancity.com>
Cc: Chris Yagelski <cyagelski@mcsan.org>; Rhonda Anderson <randerson@mcsan.org>; John Kavchak <john@sloaneavenuegroup.com>; Charlie Ray <cray@dunelandgroup.com>
Subject: RE: Tryon Meadows Phase 1 -- Conditional Approval of Drainage Plan

CAUTION: This email originated from outside of the Sanitary District of Michigan City. Do not click links or open attachments unless you recognize the sender and believe the content is safe.

Good morning Al,

I've attached the revised phasing plan for Tryon Meadow. Let me know if you have any questions.

All the best,
 Angelica



Angelica Illanes PE
 1498 Pope Court
 Chesterton, IN 46304
 T 219.926.1007 F 219.926.1544
 DUNELAND GROUP C 219.508.7065
aillanes@dunelandgroup.com

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From: Al Walus <alwalus@mcsan.org>
Sent: Wednesday, March 5, 2025 4:02 PM
To: Wendy Vachet <wwachet@emichigancity.com>; Tim Werner <twerner@emichigancity.com>; Skyler York <syork@emichigancity.com>
Cc: Chris Yagelski <cyagelski@mcsan.org>; Rhonda Anderson <randerson@mcsan.org>; John Kavchak <john@sloaneavenuegroup.com>; Charlie Ray <cray@dunelandgroup.com>; Angelica Illanes <aillanes@dunelandgroup.com>
Subject: Tryon Meadows Phase 1 -- Conditional Approval of Drainage Plan

Everyone,

Attached is Conditional Approval of the Tryon Meadows Phase 1 Drainage Plan. Thanks everyone for being accessible this afternoon to allow for the completion of this review.

Thanks, --Al

Al Walus

Operations & Inspection Manager

Sanitary District of Michigan City

1100 E. Eighth Street

Michigan City, IN 46360

219-898-3167 (Mobile)

alwalus@mcsan.org



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**PETITION RECOMMENDATIONS
PLANNING DEPARTMENT**

PETITION NO: 901-25(1)

PETITIONER: Tryon Meadow LLC

REQUEST: Major Subdivision – Primary Plat

LOCATION: Tryon Rd between Brieze Ln/Mayfield Dr

Planning Department Observations:

The petitioner is requesting Primary Plat approval of a Major Subdivision to allow for a mixed residential community. Please submit your comments to our office by 3/17/25.

Date Forwarded: 3/10/2025

City Engineer:

The City Engineer has no opposition to the comments on Primary Plat approval of a Major Subdivision to allow for the mixed residential community of Tryon Meadows

Date Forwarded: 3/10/2025

Fire Dept:

Click or tap here to enter text.

Date Forwarded: Click or tap to enter a date.

Water Dept:

Click or tap here to enter text.

Date Forwarded: Click or tap to enter a date.

Sanitation Dept:

Click or tap here to enter text.

Date Forwarded: Click or tap to enter a date.

Attorney:

Click or tap here to enter text.

Date Forwarded: Click or tap to enter a date.

Attorney Report

Petition No.: 901-25

Petitioner/Applicant: Tryon Meadow LLC

Owner: Tryon Meadow LLC

Engineer/Surveyor: Duneland Group Engineering & Surveying

Request: Major Subdivision Primary Plat Approval

Location: Approximately ¼ mile west of the intersection of Royal Road and Tryon Road, and ½ mile east of the intersection of South Karwick Road and Tryon Road. The site is situated south of Tryon Road

Also known as Parcel Numbers:
46-01-26-126-006.000-022,
46-01-26-126-008.000-022, and
46-01-26-126-009.000-022

The Petitioner is developing a large development consisting of approximately 39 acres of vacant land and plans to provide for 34 single-family homes, 14 4-unit townhomes, and 8 apartment buildings (16 units). To accomplish this development, referred to as Tryon Meadow, the Petitioner has filed a petition requesting:

- (a) Rezoning the entire 39 acres from its current R1B zoning designation into three zoning parcels, one zoned R2B and two zoned R3A.
- (b) Approval of a major subdivision Primary Plat.

Because each of these requests involve separate Plan Commission concerns, standards and findings, each request should be considered (and voted upon) on its own; there are therefore two Attorney Reports.

As it relates to Petition 901-25, Petitioner has filed for primary plat approval of a Major Subdivision for a mixed residential community consisting of 34 single-family homes, 14 4-unit townhomes, and 8 apartment buildings with 16 units in each, located on the south side of Tryon Road between Briese Lane and Mayfield Drive.

The provisions of the Subdivision Ordinance pertinent to a major subdivision include: Section 1.08(a)(3) (general provision for major subdivisions), Article 4 (general rules pertaining to major subdivisions) Article 5 (plat composition requirements) and Article 6 (design standards).

The process for a major subdivision includes: the Petitioner files a concept plan (together with any fee) and our enforcement official reviews the plan, discusses any issues with the Petitioner and obtains any additional

information or materials; then the Plan Commission conducts a public hearing and approves or denies the request. For this Petition, the concept and plans were reviewed by Skyler York (the enforcement official). The next step in the process: the Petitioner filed a Petition for primary plat approval, together with the fee, followed by administrative review of the application and proposed primary plat by the enforcement official; The enforcement official has scheduled this Petition 901-25 before the Plan Commission for a public hearing. Following the public hearing, the Plan Commission is to adopt findings of fact and reach a decision. See Section 4.03 of our Zoning Ordinance. See also I.C. 36-7-4-1401.5. The next step in the project is for the Petitioner to submit an application for approval of the secondary plat. The secondary plat is to be reviewed and approved (if it complies with the primary plat) by the enforcement official and then the secondary plat is reviewed and approved, if it complies with the primary plat, by the Plan Commission at a public meeting according to Section 4.06 of our Zoning Ordinance.

As for approval of the primary plat, the Plan Commission may approve the major subdivision application, approve it with certain modifications that would bring the application into compliance with the Subdivision Ordinance or deny the application on the grounds that it does not comply with the Subdivision Ordinance. See Section 04.03(f) of our Subdivision Ordinance. The issue for the Plan Commission in considering approval of the primary plat is: does it comply with the Subdivision Ordinance and our Zoning Ordinance. See Section 04.03(f) of our Subdivision Ordinance. The Plan Commission must make findings of fact regarding such compliance as stated in said Section 04.03(f). A motion to approve or disapprove the primary plat may adopt any proposed findings submitted by the Petitioner or may adopt the Planning Department report and any findings or conclusions therein, or may adopt any findings of fact of the Board member making the motion or may adopt any appropriate combination of same. When pertinent, the matters that the Plan Commission may consider are found at Section 04.03(g) and (h) of our Subdivision Ordinance.

The required information to be found in the concept plan and the primary plat are found at Sections 05.01 and 05.02 respectively of the Subdivision Ordinance.

The record of this Petition includes:

1. Michigan City Plan Commission Petition for Public Hearing for rezone from R1B to R2B and R3A and Major Subdivision Primary Plat approval signed by Owner/Petitioner Ivan "John" Kachak of Tryon Meadow LLC.
2. Surrounding Property Owner List (2 pages).
3. Acknowledgement of Michigan City Plan Commission Public Hearing Notice Requirements.
4. Notice of Public Hearing.
5. Affidavit of Service.
6. Tryon Meadow Subdivision Vicinity Map.

7. Tryon Meadow Subdivision Concept Plan dated 2/11/25 prepared by Duneland Group Engineering & Surveying.
8. Information Sheet for Tryon Meadow Michigan City, Indiana (1 page).
9. Exhibit 1 consisting of legal description of the Property (2 Pages).
10. Beacon Overview.
11. Parcel numbers, names and addresses of surrounding property owners (2 pages).
12. Tryon Meadow Subdivision Adjacent Property Owner map dated 1/31/25 prepared by Duneland Group Engineering & Surveying.
13. Certified Mail Receipts (5 pages).
14. Affidavit of Publication (showing publication February 15, 2025).
15. Declarations and By-Laws of the Tryon Meadow Homeowner's Association (unsigned and unrecorded).
16. Tryon Meadow Subdivision Zoning Areas dated 2/11/25 and a second Zoning Layout dated 3/24/25, both prepared by Duneland Group Engineering & Surveying.
17. Tryon Meadow Subdivision Phasing Plan dated 1/31/25 and a second Phasing Plan dated 3/24/25, both prepared by Duneland Group Engineering and Surveying.
18. Tryon Meadow Primary Plat dated 03/05/2025 prepared by Duneland Group Engineering and Surveying.

Also included in the Record:

19. Email dated March 13, 2025 from Brian Spiece to Skyler York.
20. Email dated March 6, 2025 to Wendy Vachet and Tim Werner from Al Walus.
21. Planning Department Staff Report.
22. This Report.
23. Materials, documents and testimony presented during the public hearing in this matter.
24. Notice documents provided by Petitioner.

Respectfully submitted,



Steven A. Hale