Michigan City Planning Commission

Tuesday, May 26,2026, City Hall; Common Council Chambers East Michigan Blvd.

-Meeting Minutes-

1. **CALL TO ORDER:** The meeting was called to order by Commission President Bruce De' Medici.
2. **ROLL CALL** by Dr. Dominique Edwards (Planning Director, Non-voting)
   PRESENT: Bruce De' Medici, Timothy Werner, Bryant Dabney, Christina Espar, Steve Depalma, Fred Klinder, Dominique Edwards
   ABSENT: Ross Balling, Rose Tejeda, Antonio Conley, Attorney Steve Hale

3. **APPROVAL OF AGENDA:**
   A motion was made by President De' Medici to approve the agenda, seconded by Ms. Espar and was approved with the following vote:
   AYE(6): De' Medici, Werner, Dabney, Espar, Depalma, Klinder
   NAY(0):

4. **APPROVAL OF MINUTES:**
   Mr. Dabney made a motion to approve the April 28, 2026 meeting minutes, seconded by President De' Medici and was approved with the following vote:
   AYE(6): De' Medici, Werner, Dabney, Depalma, Klinder
   NAY(0):
   ABSTAINED(1): Espar

5. **PETITION(S):**

   900-26: Southwind & Crestwood:
   Mr. Yorgo Kerianis addressed the commission stating that he is the real estate broker with @Properties presenting on behalf of both ownership and the petitioner Concord Homes, he gave his opinion on the housing crisis stating that this subdivision would be a great opportunity for more homes.

   Rick Katz with Cage Civil Engineering project manager on the Southwind and Crestwood project. He stated they are presenting 42 single family slots with the dimensions of 50 by 50 by 100, 5,000 ft lots. The development would include public roadways, utilities, sanitary sewer water and storm sewer as well as detention and

storm water detention to adhere to local ordinances. Mr. Katz stated that there are also wetlands and they will be respecting the wetlands with a 50 foot buffer, and they are in the process of getting a wetland delineation to make sure their plans are consistent with staying outside of the buffers.

Mr. Dabney stated that his biggest concern is the flooding issue that has been brought to the commissions attention in previous meetings. He asks Mr. Katz that if the commission were to approve the primary plat if there is anything they can do to help or hinder with the flooding in the neighborhood.

President De' Medici asked Dr. Edwards for the Planning department staff report.

The Planning department staff report was read by Lucas Lopez, Associate Planner, to which the staff recommendation read:
Staff has reviewed the proposal of the submitted primary plat and found that it meets the standards and requirements of the subdivision ordinance under Article 05 of the Major Subdivision Plat Composition Requirements and recommends approval of Docket #P-900-26 subject to the following conditions:
1. Roads will be constructed to the standards of the Subdivision Ordinance and the Building Code as approved by the City Engineer and will be dedicated through the Board of Works for public right-of-way.
2. The petitioner shall provide the Department of Planning and Inspection with a tree survey that meets the subdivision requirements under Article 17 of the Site Development Provisions Ordinance and shall comply with the requirements.

President De' Medici asked Mr. York, Redevelopment Director, and Mr. Werner, City Engineer, if they had any comments or wanted to amend any notations made in the materials.

Both answered no.

Ms. Espar asked for clarification on the staff report, specifically where it stated that the area is suitable for a signal family residential subdivision as it is well served by roadways, sanitary sewers, and infrastructure for water. She states that back on the

March 2026 meeting it was brought to the commissions attention the concerns the residents had stating that there is an easement and that is the only way in or out of the area. She asks if there are any concerns for roadways based on that information, and were there any comments made by the Fire Department or emergency services accessing the subdivision.

Lucas Lopez, Associate Planner, answered that in terms of departmental comments, the appropriate departments were reached out to, including fire, and are aware of this and is working with the petitioner to make sure emergency vehicles can make it in and out of the subdivision with no issues.

Ms. Espar asked if there were any specific responses from emergency services or the water department regarding the one way in and out, and the current flooding concerns.

Mr. York, Redevelopment Director stated that he was in the Site Plan and development review meeting, stating that they had that meeting months ago and at that time fire and police were there to give their state their comments and concerns and they have worked with the petitioners to make sure they would not have any issues trying to get in and out of the subdivision.

Mr. Werner, City Engineer, stated that there is already and existing right of way that they will be connecting in as well.

Mr. Katz stated that Mr. Werner is correct, there is full right of way access that will connect into the network of right of ways for all the roads, so there will not be any issues with emergency access. Mr. Katz refers to the flooding issue brought up earlier stating that it is more on the Crestwood side and from looking into it they have discovered Crestwood does not have a storm sewer which is part of the cause of the flooding. He states that they cannot provide approvements to an already existing condition but believes that when the subdivision goes in it will help the surrounding neighborhood rather than hinder it, he states that there should be a reduction of flow seen being that if they get approved they would be putting in detention. He explains that they would likely need to take storm sewer though Crestwood to get to Southwind and that can be used as an opportunity to provide some inlets and conveyance.

Mr. Dabney asks if there is any way the city can get involved in helping because does not want to put anything new in that area when the residents who have been there are having issues already.

Mr. Werner stated that Sanitary District Storm Water Group is aware of the issue and Al Walus is looking into it and is trying to find a solution but he does not know what the time line on that would be.

Mr. Katz stated that as of right now the entire property is sheet flowing out to Crestwood, and when the pond is put in everything would be directed to the pond which will be directed to a new storm sewer and not go directly to Crestwood.

Ms. Espar asks Mr. Werner if the additional man hole that would be added as part of the project, if that is part of Sanitary Districts plan to try an improve the current issues?

Mr. Werner answers that he is not sure but the manhole was a discussion on whether that was someone the applicant and Sanitary talked about or if the applicant came up with that on their own. But he will be working with Sanitary to resolve more of the storm water issues.

Ms. Espar asks the petitioner how much of the flooding issue they were aware of before submitting and making plans.

Mr. Katz answered that they were aware of some of the issues but did not know the extent of it.

Mr. Klinder stated that they need to focus on the current issues before potentially making it worse.

Mr. Dabney explained to the public how the platting process works to the public and that if the primary plat get approved at the meeting that does not mean they start building right away.

Mr. De' Medici asked staff that if Sanitary District knew about the flooding issue if their comments in the staff report reflected that.

Dr. Edwards answered that Sanitary District has not only given their comments in the staff report but they have already worked with the applicant during site plan and development review on what they needed to see changed and whether what they were doing would help the flooding issue. So their comments were made with the flooding in mind.

Dr. Edwards read the Attorneys Report to which it stated:
Petitioner has filed for Major Subdivision approval.
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 and a development plan (together with any fee) and our enforcement official reviews them; the enforcement officer may have City Departments and the Plan Commission review and approves the development plan. See Site plan and Development Review Regular Meeting minutes dated July 8, 2025.
The next step in the process: the Petitioner files a Petition for primary plat approval, together with any fee, which is followed by administrative review of the application and proposed primary plat by the enforcement official; the enforcement official then refers the primary plat and application to the Plan Commission for a public hearing. At the conclusion of the public hearing, the Plan Commission adopts findings of fact and reaches a decision. See Section 4.03 of our Zoning Ordinance. See also I.C. 36-7-4-1401.5. Next, the Petitioner submits 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. This Petitioner is starting the approval process by requesting Primary Plat approval.
The secondary plat is to comply with the primary plat and the subdivision ordinance. (See Section 4.06(f)). The Plan Commission is to make findings as to such compliance or noncompliance and then make a decision in the same manner as for a primary plat approval. Approval of the secondary plat requires approval of the Plan Commission at a public meeting, but does not require a public hearing.
As to approval of the Primary Plat, the Plan Commission may approve it,

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 4.03(f) of our Subdivision Ordinance. So, the sole issue for the Plan Commission in considering approval of the Primary Plat is: does it comply with our Zoning Ordinance and our Subdivision Ordinance.

PUBLIC COMMENT

Mike Wilkerson 142 Crestwood Drive made a comment.
Tommy Kulavic 1316 Ohio St made a comment.
Cynthia Chambers 109 Crestwood Drive made a comment.
Jamie Selez 109 Crestwood Drive made a comment.
Guy Carl 122 Crestwood Drive made a comment.
Scott Meland 200 Kenwood Place.

Mr. De' Medici asked Dr. Edwards to clarify that in the staff report it stated that the density of this development is within bounds.

Dr. Edwards answered yes they are within bounds.

Ms. Espar asked for clarification for the record they are just voting on primary Plat and that is Soley on whether it complies with the subdivision ordinance and the zoning ordinance.

Mr. De' Medici answered that she is correct.

MS. Espar asked the planning department if the petitioner has met those conditions subject to the following two conditions that were read into the record regarding roads, and petitioner shall provide the Planning Department with a tree survey.

Mr. De' Medici answered yes once again.

Mr. Klinder makes a motion to approve Petition 900-26 for Primary plat along with the conditions stated by the Planning Staff report, seconded by Mr. Werner and was approved with the following vote:
AYE(6): De' Medici, Werner, Dabney, Espar, Depalma, Klinder
NAY(0):

Petition 900-25: Tryon Meadows

Yuri Shilavage, representative of the developer if the subdivision introduces Charlie Ray of Dylan Group as the engineer on the development stating that he is present to answer any questions the members may have.

Mr. De' Medici stats that he has only seen the material at the start of the meeting and suggest to continue the meeting.

Dr. Edwards states that all of the material for this petition was sent to each member a week prior to the meeting and they should have gotten all of the material, she stated Tryon Meadows has already gone through Primary Plat approval and is here for secondary Plat approval.

Mr. De' Medici stated that he had gone through the electronic file and could not find the material.

Ms. Espar stated that she also had issues with the Tryon Meadows Digital folder, she was unable to access the materials within the folder.

Mr. Ray stated that this is for the approval of the final play so they have been in front of the board before have given the background of their project.

Mr. De' Medici asked Dr. Edwards for the Planning staff report.

Lucas Lopez, Associate Planner read the Planning staff report to which the staff recommendation read:
Staff have reviewed the proposal of the submitted Secondary Plat and found that it meets the standards and requirements of the subdivision ordinance under Article 05 of the Major Subdivision Plat Composition Requirements and recommends approval of Docket #901-25(2).

Mr. York stated that this petitioner is ready to go vertical with their buildings, it is very important for them to get secondary plat approval, he explains that what the planning commission is doing with this petition is they are just confirming that the petitioner is conforming to what the commission had previously approved during primary plat.

PUBLIC COMMENT

Scott Meland 200 Kenwood place made a comment.
Tommy Kulavik 1316 Ohio Street made a comment.

BOARD COMMENT

Mr. Dabney stated that when new housing is developed, the transit department will have a meeting and draw up new routes to include those new developments.

The attorney's report was read by Dr. Edwards to which hit stated:
The Petitioner is requesting final approval of a secondary plat for a major subdivision.
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 and a development plan (together with any fee) and our enforcement official reviews them; the enforcement official may have City Departments and the Plan Commission review and approve the development plan. The next step in the process: the Petitioner files a Petition for primary plat approval, together with any fee, which is followed by administrative review of the application and proposed primary plat by the enforcement official; The enforcement official then refers the primary plat and application to the Plan Commission for a public hearing. At the conclusion of the public hearing, the Plan Commission adopts findings of fact and reaches a decision. This Plan Commission held a public hearing on this request and granted primary plat approval for this project at its regular monthly meeting held on March 25, 2025. See Section 4.03 of our Zoning Ordinance. See also I.C. 36-7-4-1401.5. Next, the Petitioner submits plans for any proposed improvements and requests needed building permits. After submission and approval of construction plans regarding any improvements approved in the primary plat and any necessary inspection and approval of completed improvements, the Petitioner submits 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. This Petitioner is now requesting secondary plat approval. If approved by the Plan Commission the secondary plat will be recorded as the final step in the process.
The secondary plat is to comply with the primary plat and the subdivision ordinance. (See Section 4.06(f)). The Plan Commission is to make findings as to such compliance or noncompliance and then make a decision in the same manner as for a primary plat approval. Approval of the secondary plat requires approval of the Plan Commission at a public meeting, but does not require a public hearing.
As to approval of the secondary plat, the Plan Commission may approve it, approve it with certain modifications that would bring the application into compliance with the primary plat or deny the application on the grounds that it does not comply with the primary plat. See Section 4.03(f) of our Subdivision Ordinance. So, the sole issue for the Plan Commission in considering approval of the secondary plat is: does it comply with the primary plat and our Subdivision Ordinance.

Mr. De' Medici asked Mr. York that if they were to approve this petition it would be contingent on approval of rezoning being considered.

Mr. York answered that rezoning has already happened.

Mr. Werner made a motion to approve petition 901-25 requesting secondary play approval along with the planning department staff report, seconded by Ms. Espar and was approved with the following vote:
AYE(6): De' Medici, Werner, Dabney, Espar, Depalma, Klinder
NAY(0):

6. **OLD BUSINESS**

Dr. Edwards give a brief overview of the Infill Housing Ordinance to refresh the commission on what it is and what it is for. She states that this ordinance has already been applied to our waterfront residential zoning and is being transitioned to our R1D zoning districts to try and help fill in some of the vacant lots around town with housing, especially in smaller or different shaped lots that are unable to reach our current setback requirements. This ordinance would help free up some boards such as the Board of Zoning and Appeals so people do not have to ask for special permission to rebuild their houses where they already stand because they were non-conforming.

Mr. De' Medici asked Mr. York if he had anything else to add.

Mr. York stated that putting people through BZA is a strenuous process to build a house that is already a tight build, especially an infill house which is dealing with a smaller piece of land. Going through BZA is a long and expensive process that does not always need to be had and with this ordinance they will not have to happen as often.

Mr. De' Medici stated that he has not seen the Ordinance that Mr. York and Dr. Edwards are referring to.

Dr. Edwards stated that each Commissioner had received the Ordinance 2 months ago.

Mr. De' Medici asked if they would have to evaluate this ordinance against the comprehensive 2040 plan.

Mr. York answered that they should, and that it does conform to what is stated in the 2040 comprehensive plan, and their goal is to fill in and reinvest into our neighborhoods.

Mr. De' Medici stated that he want to comfort of continuing this ordinance.

Mr. York answered that it would be disappointing because he and the department has been working on this ordinance for three years and that this needs to happen and it has been brought to the board multiple times along with multiple county meetings.

Mr. DePalma stated that he is comfortable voting on this ordinance based on the reviews that have been had in the past meetings and acknowledgment.

Mr. Werner agreed stating he is also comfortable voting on this ordinance.

PUBLIC COMMENT

Scott Meland 200 Kenwood Place made a comment.
Tommy Kulavik 1316 Ohio made a comment.

Mr. DePalma made a motion to make a favorable recommendation to the council on the Infill Housing Ordinance, seconded by Mr. Werner and was approved with the following vote:
AYE(6): De' Medici, Werner, Dabney, Espar, Depalma, Klinder
NAY(0):

Meeting was adjourned at 7:45 p.m.

~~President Del Medici~~
Rose Tejeda

Secretary Fred Klinder