MINUTES OF THE REGULAR MEETING OF THE
MICHIGAN CITY PLAN COMMISSION
AUGUST 25, 2026

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 August 25, 2026, at 6:00 p.m. local time; the date, hour, and place duly established for the holding of said meeting. Access LaPorte County Media the meeting and it is available for viewing on their website.

CALL TO ORDER
The meeting was called to order at 6 p.m. by President Bruce De' Medici.

ROLL CALL
Roll call was called by Dr. Dominique Edwards, Planning Director.

PRESENT: Bruce De'Medici, Fred Klinder, Tim Werner, Rose Tejeda, Christina Espar, Bryant Dabney, Attorney Steve Hale(via Zoom)
ABSENT: Antonio Conely, Steve DePalma

APPROVAL OF AGENDA
President De' Medici made a motion to approve the agenda, seconded by Tim Werner and was approved with the following vote:
AYES(6): Tim Werner, Fred Klinder, Bruce De' Medici, Rose Tejeda, Christina Espar, Bryant Dabney
NAY(0):

President De' Medici stated that there have been 2 changes made to the agenda, he stated that the Moore Development Group has requested to be tabled until the October 27,2026 meeting at 6 p.m., and Kabelin MC, LLC has gone through the administrative process. President De' Medici asked Dr. Edwards to explain further.

Dr. Edwards stated that a few months ago Kabelin came to the board for Primary Plat approval for a minor subdivision and with in the Ordinance it allows them to not have to go in front of the board again but have administrative approval.

APPROVAL OF MINUTES
Mrs. Espar stated that within the roll call she is not listed and asks for that to be fixed.

President De' Medici made a motion to approve the June 23, 2026 meeting minutes with the corrections requested by Mrs. Espar, seconded by Mrs. Tejeda and was approved with the following vote:
AYES(6): Tim Werner, Fred Klinder, Bruce De' Medici, Rose Tejeda, Christina Espar, Bryant Dabney
NAY(0):

PETITION(S):

Petition 901-25 subsection 2: Dr. Edwards stated that Mr. John Kavachak is requesting secondary plat approval for phase two of the proposed Tryon Meadows project.

Mr. Kavachak addresses the board stating that he has been in front of the board many times throughout this project and is present to answer any questions that might be had. He states that they have the infrastructure largely completed and are ready to start going vertical with construction in the next several months. He states that this is phase 2 which is basically the sales portion or half of the sales portion. He explains that this is a big project, there will be 36 town home units that can be built and 19 single family homes that will be built on it.

President De' Medici asked that the Planning department provide the staff report for 901-25 subsection 2.

Lucas Lopez, Associate Planner, read the staff report to which it stated:

1. **Request:**
a. Secondary Plat Approval for phase two of a proposed Major Subdivision at Parcel #460126126008000022 by Tryon Meadows, LLC.

2. **Planning Department Staff Report:**

The parcel in question is land located on Tryon Road. This development will occur as part of a multi-phased plan, in which the development will be completed in three phases. The parcel subject to the current Secondary Plat approval request of this multi-phased development is for phase two. This phase will contain a total of 28 lots. The petition received Primary Plat approval from the Michigan City Plan Commission on March 25, 2025, along with a recommendation for approval for the rezoning of the subject property. The parcel subject to this current Secondary Plat approval request, representing phase two, has been rezoned from R1B to R2B zoning District. The rezoning request was subsequently approved by the City Council. All parcels part of this development were rezoned to R2B and R3A after receiving approval for the requested subdivision under the petition number 901-25(1) on March 25, 2025. All roads within the

development will be dedicated as public rights-of-way. All required public improvements have been completed, with the exception of the lighting plan and sidewalks, which have been bonded.

3. **Staff Analysis:**

a. The parcel is zoned R2B Low-Rise Multiple Family Residential District. This zoning category is established to allow development of moderate density, apartment style, multiple family development, as well as townhouse development. This land had been previously used for agricultural purposes. This area is suitable for a residential subdivision as it is well served by roadways, schools, sanitary sewers, and infrastructure for water. The proposed development will contribute to the city's housing supply and support continued growth by diversifying available housing options. All public infrastructure needed prior to secondary plat approval has been built except for lighting and sidewalks have been bonded.

4. **Staff Recommendation:**

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).

BOARD COMMENTS:
Mr. Klinder stated that it is great to see it continue to grow and can't wait for this subdivision to be complete.

President De' Medici stated that he is happy to see a very obvious allocation for the drainage easements.

President De' Medici asked for the Attorney's report to be read.

Attorney Hale read the Attorney's report to which it stated:
Petitioner is filing for Secondary Plat approval for Tryon Meadow – Phase 2, which is a subdivision generally located on the south side of Tryon Road between Karwick Road and Mayfield Drive. On March 25, 2025, the Plan Commission sent the Tryon Meadows request for rezoning to the Common Council with a favorable recommendation for rezoning from R1B to R2B (townhouse) and R3A (for the two lots with apartment buildings). The Council approved the rezoning. Also on March 25, 2025, the Plan Commission approved Petition 901-25(1) for Primary Plat approval consisting of 34 single family homes, 14 4-unit townhomes and 8 apartment buildings all on 39 acres. The entire project was to be developed in

three phases: Phase 1, Phase 2 and Phase 3.
Petition 901-25(2) involves Secondary Plat approval for only Phase 2 of the Tryon Meadows development.
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; then the Plan Commission reviews and approves the development plan at a public hearing. For this Petition, the concept and development plans were reviewed by Skyler York (the enforcement official). The next step in the process: the 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. Following 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.

President De' Medici asked Dr. Edwards if secondary plat complies with the primary plat.

Dr. Edwards answered that it does comply with primary plat.

PUBLIC COMMENT

Douglas Manley made a comment. (Refused to give address for the record)
Liz Slatterie, St. Andrews Village condo community, made a comment.

Mrs. Espar made a motion to approve secondary play for petition 901-25 subsection 2, seconded by Mr. Dabney and was approved with the following vote:
AYES(6): Tim Werner, Fred Klinder, Bruce De' Medici, Rose Tejeda, Christina Espar, Bryant Dabney
NAY(0):

Attorney Hale asked that there be a vote on the continuance for petition 903-24, The Moore Development.

President De' Medici made a motion to table petition 903-24 until the October 27, 2026 meeting, seconded by Mrs. Espar, and was approved with the following vote:
AYES(6): Tim Werner, Fred Klinder, Bruce De' Medici, Rose Tejeda, Christina Espar, Bryant Dabney
NAY(0):

President De' Medici asked Attorney Hale if they need to formally acknowledge that petition 902-26 got administratively approved.

Attorney Hale stated that that is not required.

President De' Medici asked Attorney Hale if there needs to be public comment held for this petition.

Attorney Hale answered no.

President De' Medici restate to the public that the Moore Development will be heard in October.

Attorney Hale and Dr. Edwards answered the public's question regarding updates on projects.

PUBLIC COMMENT

Douglas Manley made a comment. (Refused to give address for the record)
Liz Slatterie, St. Andrews Village condo community, made a comment.

COMMISSIONER COMMENTS

Mrs. Espar stated that the workshop the planning department had for the commission members was very helpful and informative.

Mrs. Tejeda made a motion to adjourn the meeting, seconded by Mr. Dabney.

Adjournment 6:28 p.m.

President Bruce De' Medici

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Sign Her