

The June 16, 2025, Plan Commission meeting was called to order at 7:08 p.m. by Chairman Larry Ballah, with members, Dave Maglish, Rick Ryfa, Dan Blount, Larry Stassin. Also present was Attorney Bob Schwerd, Engineer Jake Dammarell, Building Commissioner Veronica Horka. Absent were members, Jim Marker, Rob Bubala.

Minutes from the May 19, 2025, meeting were approved as written.

OLD BUSINESS

Item #1 Indi Homes 200 LLC; 1001 E 40th Pl., Preliminary Site Plan Review; MOU to build townhomes. Petitioner has requested a continuance due to an engineering delay. ***Mr. Stassin made a motion to grant a continuance to the July 21, 2025, meeting due to engineering. Motion was seconded by Mr. Maglish. All favored, motion carried.*** Mr. Ballah requested that the Building Commissioner inform the Petitioner of this decision.

NEW BUSINESS

Item #1 Westpark Development; Turnberry Phase 2. Final Site Plan Review to allow infrastructure improvements (haul route, mass grading and site utilities) subject to receiving pipeline permits. ***Mr. Maglish made a motion for a continuance to the July 21, 2025, meeting due permitting process issues. Motion was seconded by Mr. Ryfa. All favored, motion carried.*** Mr. Ballah requested that the Building Commissioner inform the Petitioner of this decision.

Item #2 Vennequity Lake Shore LLC, by Gary Warfel; 1143 N Broad Street & 1127 N Rensselaer. Requesting Preliminary Site Plan Review for the construction of 3 duplexes and 1 quadplex. Mr. Warfel appeared before the Board to discuss his plans and stated that he appeared before the Commission approximately (2) years ago regarding this. He said he would like to revisit this, he has acquired (8) lots and plans to combine the north and south lots to R2 zoning. Mr. Warfel advised that the north portion of land is (1) parcel and south parcel is (8) blocks. Mr. Warfel said he wants to combine the northern portion and southern portion of land (3.01 acres), which puts the acreage over the threshold for the PUD. Mr. Warfel said the reason he is requesting the PUD is because there are some slight variances from R2 zoning relative to setbacks. He said the challenge is the roadway connectivity of Rensselaer St. and Indiana St. through the property with sufficient turning area for emergency vehicles. Mr. Warfel stated that his plan was to build (10) town homes; three duplex's and one quadplex. Adjacent zoning is R2 and R3 and a Right of Way which gives a transitional use. Mr. Warfel said he would maintain the road 30' curb to curb and a 10' easement for public sidewalks for either side of the road. Mr. Ballah opened discussion to the Commission. Mr. Ryfa asked what the square footage of town homes would be. Mr. Warfel said that the duplex town homes are around 2,000 square ft. and have a 2-car garage and the smaller ones would be around 1,700 square ft. Mr. Ryfa asked the approximate price range. Mr. Warfel replied that the target price range would be mid-to-high \$300,000. Mr. Warfel stated that a lot of research has been done, all utilities exist and he would like to get some feedback from Public Works. Mr. Ryfa asked about existing roads. Mr. Warfel said that the first major east and west street would be Manor Dr. to the south and to the north would be Brinwood St. Mr. Dammarell agreed that it was correct. Mr. Warfel said he would like to use the 5' with in the 10' for a walkway. Mr. Maglish asked what the plan would be if the Town was to do any sewer work within that location. Mr. Warfel said that he would make sure there would be enough easement in the plans for the roads. Mr. Maglish asked if lot-5 was Mr. Warfel's. Mr. Warfel replied yes, it was his. Mr. Warfel said his masterplan was to flip this lot and buy the property to the south, however the homeowner is not currently willing to sell at a reasonable price. Mr. Dammarell stated that the town standard on a local residential street is 30' which is being maintained. The town standard Right of Way width for local residential street is 66', 15' lanes, 2' curb and gutter, and the sidewalk is in a 11' utility strip typically located on the 5' outside of that. One condition being suggested of the PUD is for a narrower Right of Way, this may be dependent on utilities within the Right of Way and space needed to lay them in. Mr. Warfel said the Right of Way can be extended with no impact for parked cars (in drives). Mr. Maglish asked what the proposed setback would be. Mr. Warfel replied that it would be 25' from easement or 39' from the garage to the street. Mr. Ryfa asked if cars could be parked in the street without blocking the sidewalk and if the quadplex's would have garages. Mr. Warfel said the cars would not block the sidewalks and the quadplex's would have a (2) car garage. Mr. Stassin stated that all looks like it will be nice. Mr. Ballah stated that no major obstacles appear to delay the filing of the PUD. Mr. Warfel said that he has filled out all applications for his PUD and all paperwork is ready to move forward. ***Mr. Ryfa made a motion granting permission for a Public Hearing for the purpose of filing the PUD and rezoning. Motion was seconded by Mr. Stassin. All favored, motion carried.***

COMMUNICATIONS

None

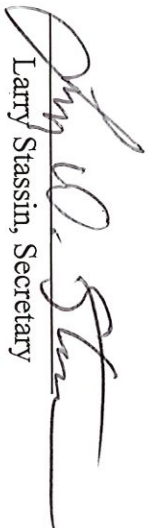
BILLS AND EXPENDITURES

Mr. Maglish made a motion to approve a claim for the meeting held May 19, 2025, in the amount of \$65.00 seconded by Mr. Stassin. All favored, motion carried.

ADJOURNMENT

There being no further business to come before the Plan Commission, a motion was made and seconded to adjourn. The meeting was adjourned at 7:25 p.m.

Respectfully Submitted



Larry Stassin, Secretary



Tricia Hanrath, Recording Secretary