



MINUTES

Town of New Palestine Planning Commission Wednesday, August 3, 2022 6:00 PM - Town Hall

The Planning Commission of the Town of New Palestine was called to order on Wednesday, August 3, 2022, at 6:00 PM, in the Town Hall, with the following members present:

PRESENT: Planning Commission President Rawn Walley, Raven Smathers, Planning Commissions Eric Kropp, Council Secretary Angela Fahrnow, and Council Member Brandee Bastin

ABSENT: Planning Commissions VP Nancy Owens and Planning Commission member Mike Jackson

1. CALL TO ORDER

2. MINUTES

2.1. Approval of July 20, 2022 Meeting Minutes

Angela Fahrnow moved, seconded by Raven Smathers, Angela Fahrnow motioned, Raven Smathers seconded and the motion carried with 5 ayes.

RESULT:	Carried
MOVER:	Angela Fahrnow
SECONDER:	Raven Smathers
AYES:	Rawn Walley, Raven Smathers, Eric Kropp, Angela Fahrnow, and Brandee Bastin
ABSENT:	Nancy Owens and Mike Jackson

3. NEW AGENDA ITEMS

4. OLD BUSINESS

4.1. Order Approving Declaratory Resolution (tabled from July 20, 2022 meeting) Resolution #080322A

Brian Bosma explained the order of business for the Becovic project. The Planning Commission determines whether the plan is consistent with the plan of development for the Town. The Town Council then confirms the Planning Commission's finding. The RDC then holds its hearing in 2 weeks. Concurrent with that, the Economic Development Commission will hold a hearing, (subject to council approval), to approve the economic development bond issue.

Travis Tucker and Tim Russell represented the Becovic Development team and provided information about the Becovic project. Tim Russell provided information in regard to the materials that will be used for building this project. Rawn Walley stated that everyone on the Planning Commission would sign paperwork stating that they have nothing to do with the project and have nothing to gain with the project. Eric Kropp questioned whether this development will be sold, or kept long-term, and they answered that they are not merchant builders.

Raven Smathers moved, seconded by Rawn Walley, Motioned tied, so it did not carry forward due to lack of majority. Brandee Bastin abstained because she is employed by Hancock Wellness (who owns the property).

RESULT:	DEFEATED.
MOVER:	Raven Smathers
SECONDER:	Rawn Walley
AYES:	Rawn Walley and Raven Smathers
NAYS:	Eric Kropp and Angela Fahrnow
ABSTAINED:	Brandee Bastin
ABSENT:	Nancy Owens and Mike Jackson

5. NEW BUSINESS

- 5.1. Rezoning for 5861 W US 52 New Palestine, Indiana 46163 from R-2 (Residential) to B-2 (Business General) - PKE Holding LLC

Rezoning for 5847 W US 52 New Palestine, Indiana 46163 from R-2 (Residential) to B-2 (Business General) - Mike Knowles

Eric Lasko - from Stevenson Wright spoke on behalf of the petitioners and informed the Planning Commission that PKE Holdings LLC and Mike Knowles have combined into one company called New Pal Ventures LLC, which owns both parcels. It is about 2.5 acres currently zoned single-family residential and they want to rezone to business general. Rawn Walley questioned whether we could make decisions on these properties since the names have changed, and Attorney Kowalski stated that even though the company names have changed, it is ok to discuss and vote. It was stated that the Planning Commission has all the certified mail and documents from the landowners. Mr. Walley spoke about not having the plans for the property. Mr. Lasko said these property owners are trying to fill a need for the community.

Raven Smathers moved, seconded by Eric Kropp, Motion is favorable to rezone properties involved to B-2 carried with 5 ayes.

RESULT:	Carried
MOVER:	Raven Smathers
SECONDER:	Eric Kropp
AYES:	Rawn Walley, Raven Smathers, Eric Kropp, Angela Fahrnow, and Brandee Bastin
ABSENT:	Nancy Owens and Mike Jackson

6. PUBLIC COMMENTS

Dale Wagner - Stated that the sign (for the rezoning) was placed approximately 50 feet from the road, and would like to see signs that are double-sided and put out by the road. Brandee Bastin wanted to clarify how many people are on the Planning Commission, who is on it, and who is not here. Brenda McNamara said there are 7 members on it and Mike Jackson and Nancy Owens are not in attendance.

Jeremy Hall is with the law group that represents the Becovic Group. He wanted to clarify in the TIF statute and the Redevelopment Commission's duties, and stated that the action comes to Plan Commission for one purpose: to confirm or not that the development plan for that area conforms to the plan that the Town has for that area. The property is within the PUD. If the Plan Commission's decision tonight is that it does not meet the area, then under the statute the Plan Commission must issue a written order to the RDC as to why it doesn't meet it. The Redevelopment Commission can then amend their action and then come back. The reason this comes through the Plan Commission is to make sure the RDC and Town Council doesn't do something beyond, in this case, the PUD. Attorney Kowalski said they are looking for answers from the Planning Commission on why they thought it did not comply. Rawn Walley stated that the Planning Commission wasn't supposed to be voting on the approval of the \$5 million bond, just on whether the development plan met the Town's criteria. Eric Kropp stated that he misunderstood what he was voting on, and provided an explanation. Mr. Walley stated that he feels they need to do a written notice on how the project is not in compliance with the comprehensive plan.

7. ADJOURN

7.1.

Raven Smathers moved, seconded by Eric Kropp, Motion to adjourn carried with 5 ayes.

RESULT:	Carried
MOVER:	Raven Smathers
SECONDER:	Eric Kropp
AYES:	Rawn Walley, Raven Smathers, Eric Kropp, Angela Fahrnow, and Brandee Bastin
ABSENT:	Nancy Owens and Mike Jackson

Angie Fahrnow

Rawn Walley

Raven Smathers

Eric Kroop

Nancy Owens

Mike Jackson

Brandee Bastin