



**MEETING MINUTES
NEW HAVEN PLAN COMMISSION
SPECIAL SESSION**

DATE: January 27, 2022, at 6:00
LOCATION: New Haven City Hall Council Chambers (Room 135B)
815 Lincoln Highway East, New Haven IN 46744

Members in Attendance

MEMBER	MEMBERSHIP TYPE	P	A
Mickey Hill, President	Citizen Member	X	
Stacey McDaniel	Citizen Member	X	
Ivan Almodovar	Citizen Member	X	
Irvin Arnold	Park Board	X	
Troy Bennigan	Citizen Member	X	
Mike Mowery	City Council Member	X	
Kevin Richardson	Citizen Member		X
Jon Stauffer	Fringe Rep		X
Rick Trabel	Fringe Rep		X
Kevin York	Citizen Member	X	

Staff Members in Attendance

- Rob Gutierrez, Planning Director
- Brian Acheff, Planning, GIS
- Renae Meredith, Administrative Assistant
- Attorney Pat Hess

Meeting was called to order at 6:00 p.m. by Mickey Hill.

Mayor McMichael started off the meeting by thanking everyone for serving on the Plan Commission. Mayor Michael gave an overview of what we have been doing to bring new developers into New Haven and getting people to back to New Haven. He also discussed what is upcoming the commission. Then there was a Q & A session between the commission and mayor. Craig Dellinger, Council President addressed the commission about community concerns and what they expected from the commission.

22-Z-01 & 22-SUB-01 Maumee Landing - Request for Withdrawal of Petition

Rob gave updates from staff and discussion regarding rezoning & primary plat petition 22-Z-01 & 22-SUB-01 for Maumee Landing at N. River Road and Landin Road. He then asked for a request for withdrawal of Petition.

Following comments by staff, and general discussion by the Commission, Mike Mowery made a motion to Withdrawal petition 22-Z-01 & 22-SUB-01 for Maumee Landing. The motion was seconded by Troy Bennigan and 22-Z-01 & 22 SUB for Maumee Landing was withdrawal and the motion was unanimously approved.



22-SI-01 Staff Item – R4, Flex Residential Intent & Purpose

Rob discussed with staff about the intent of the R4, Flex Residential District and the goals of the Administration for new residential developments. The R4 is new to our area. Rob then gave a presentation on the Traditional neighborhood Development (TND). The presentation helped the commission know what to look for when developers come to them asking for a change to R4, Flex Residential District. Commission then made comments on their thoughts of R4, Flex Residential District.

Recommendations for the Commission

When reviewing submissions for developments utilizing the R4 zoning district the Commission should focus on the submission's consistency with the intent and purpose of the R4 zoning district.

1. Does the development promote compact and mixed residential uses?
2. Does the development promote walkability and connectivity within itself and with the surrounding area?
3. Does the development provide the look and feel of a traditional neighborhood?
4. Does the development provide narrower front yard setbacks that bring the structures closer to the street?
5. Does the development provide for unique and mixed structures with varying exteriors and façade schemes?
6. Does the development promote a mix of lot sizes from small to big?
7. Does the development provide housing at varying price points from low to high?

Staff encourage the Commission to focus on design and form over overall density of structures when examining R4 proposals.

Next meeting: February 8, 2022, at 6:00 PM in Council Chambers, 815 Lincoln Highway East, New Haven, Indiana.

With no other business to come before the Commission, Mike Mowery made a motion to adjourn. Troy Bennigan seconded the motion, and the motion was unanimously approved.

A handwritten signature in blue ink, appearing to read "Mike Mowery", written over a horizontal line.

President

A handwritten signature in blue ink, appearing to read "Troy Bennigan", written over a horizontal line.

Secretary