



Meeting Minutes

New Haven Plan Commission

815 Lincoln Highway East | New Haven, IN 46774

DATE: March 9th, 2021 at 6:00 p.m.
LOCATION: New Haven City Hall Council Chambers (Room 135B)
815 Lincoln Highway E. New Haven, Indiana

Members in Attendance

MEMBER	MEMBERSHIP TYPE	P	A
Mickey Hill, President	Citizen Member	X	
Jim Bradley, Vice President	Citizen Member	X	
Ivan Almodovar	Citizen Member		X
Irvin Arnold	Park Board	X	
Troy Bennigan	Citizen Member		X
Troy Ganser	Citizen Member	X	
Darrin Good	City Engineer	X	
Mike Mowery	City Council Member	X	
Matt Newbauer	Citizen Member	X	
Jon Stauffer	Fringe Rep		X
Rick Trabel	Fringe Rep	X	

Staff Members in Attendance

- Pone Vongphachanh, Economic/Redevelopment
- Chelsea Day, GIS
- Renae Meredith, Administrative Assistant
- Attorney Pat Hess

Staff Members Absent

- Rob Gutierrez, Planning Director

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

The Commission reviewed the minutes of the February 9, 2021 meeting and made no changes. Rick Trabel motioned to approve the minutes of the February 9, 2021 meeting. Jim Bradley seconded the motion, and the motion was unanimously approved.

Mickey Hill gave a quick overview of the Rules of Procedures.



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21-DV-01 Secondary Development Plan Golden Years (8600 Block of Parent Rd)

PROPOSAL: Secondary Development Plan 21-DV-01, 8600 Block of Parent Rd
APPLICANT: Mr. Dan Brincefield
REQUEST: To petition for approval of a Secondary Development Plan for Golden Years
LOCATION: 8600 Block of Parent Rd
LAND AREA: 19.96 acres

Staff recommended “Do Pass” of the Secondary Development Plan **21-DV-01 Golden Years Homestead Development** based on the following findings of fact:

1. The Secondary Development Plan complies with all applicable Development Standards of the R3 Multifamily Residential district that this parcel is located in.
2. The proposed development is appropriate to the site and its surroundings because the character and conditions of the proposed development are consistent with the surrounding residential land uses.
3. The proposed development is consistent with the intent and purpose of the New Haven Zoning Ordinance and Comprehensive Plan because the proposed development is consistent with the requirements of the zoning ordinance and the goals of the Comprehensive Plan to provide diverse housing options with adequate pedestrian connectivity.

Staff recommended that the following conditions be placed upon approval:

1. The proposed sidewalk along Maysville Road will need to be dedicated as right-of-way to the City of Fort Wayne or a sidewalk easement will need to be established. The developer will obtain a sidewalk permit from the City of Fort Wayne ROW Department prior to commencing work on the sidewalk.
2. Private water main will be sized to 8”.
3. Certificate of Compliance will be held until proof of private water main disinfection is provided, as-built water drawings with curb stop measurements are given, and each water meter will be subject to a System Development Charge to be paid to the City of Fort Wayne.
4. The developer will provide a looped sidewalk and a finished curbing on the Mathew Spring Run stub street. The developer will also provide or reimburse the City of New Haven for the cost of necessary signage to designate the street as a dead-end street.
5. Signs will be placed on the main road to list units located on the cul-de-sac.

Following comments by staff, and general discussion by the Commission, Mike Mowery made a motion to approve the **21-DV-01** Secondary Development Plan with staff recommendations. The motion was seconded by Irvin Arnold and the Secondary Development Plan 21-DV-01 was approved with an 8-0 roll call vote from the Plan Commission.



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Chelsea presented the proposed Text Amendments to the Commission.

Staff recommended “**Do Pass**” of the Text Amendments 21-TXT-01, based on the following findings of fact:

1. Approval of these text amendments shall be consistent with the Comprehensive Plan because the plan calls for continual updates to the zoning ordinance to ensure it reflects the needs and desires of the community.
2. Approval of these text amendments shall not have an adverse impact on the current conditions of the area, or the character of current structures and uses in the area. The proposed amendments consist of minor changes to the development design standards that will not have a substantial impact of the character of structures and uses within the city.
3. Approval of these text amendments shall be consistent with the preservation of property values in the area because it will ensure that the city maintains developmental standards promote quality development.
4. Approval of these text amendments shall be consistent with responsible development and growth because these amendments will ensure that the city’s developmental standards are consistent with current development practices.

Following comments by staff, and general discussion by the Commission, Rick Trabel made a motion to approve 21-TXT-01 the Text Amendments with staff recommendations. The motion was seconded by Matt Newbauer and the Text Amendments were approved with an 8-0 roll call vote from the Plan Commission.

Darrin Good made a motion to table 21-SI-01 the Street Lighting Standards until the next meeting. The motion was seconded by Mike Mowery and the motion was unanimously approved.

Next meeting: April 13, 2021 at 6:00 PM in Council Chambers, 815 Lincoln Highway East, New Haven, Indiana.

With no other business to come before the Commission, Matt Newbauer made a motion to adjourn. Jim Bradley seconded the motion, and the motion was unanimously approved.

President

Secretary