The Advisory Plan Commission convened at 6:00 p.m.

Mr. Harling confirmed quorum and called the regular meeting to order.

A roll call was taken and those members present were:  Warren Harling, Brad DeReamer, Bruce Molter, Kim Logan, Rick Fain, Rich Block, and Howard Stevenson

Absent were: Pete Peterson, Bill Stuart, and Steve Richards
Others present were: Rodney Retzner, Tony Bagato, Megan Schaefer, Kay Prange, Steve McGlothlin, Chris Johnson, Steve Hardin, Dan Potter.

Mr. Harling asked for a Motion to approve the February 6, 2019 minutes. Mr. Stuart made a Motion to approve the Minutes which was seconded by Mr. Molter. The minutes were approved, 9-0.

Public Hearings:

a. CASE # TA-19-3 The Preserve at Bridger Pines (Arbor Pines)
Faegre Baker Daniels LLP on behalf of Boomerang Development LLC request a public hearing and recommendation for a Text Amendment to the Preserve at Bridger Pines PUD to revise the name to Preserve at Arbor Pines and to reduce the planting strip width between the curb and sidewalk from seven and a half feet (7 ½’) to six and a half feet (6 ½’). The subject property is generally located on the north side of 96th Street, west of the Hamilton/Hancock County Line.

This Text Amendment was continued from the March meeting. Presented by Megan Schaefer, Planner II, the name change to Preserve at Arbor Pines expands on the original Bridger Pines development. It was also requested that the planting strip width be reduced to 6 feet. City Council approved the vacation of a strip of ROW and trees will be planted on the outside of the sidewalk. Staff recommends approval.

Steve Hardin, Esq., of Faegre Baker Daniels, presenting Boomerang Development, presented the request and was available for questions.

Mr. Harling opened the meeting to Public Comment. Seeing none, he noted no remonstration. He then opened the meeting to Committee Discussion. There was none. Mr. Harling then asked for a Motion. Mr. Block made a Motion to send a favorable recommendation on TA-19-3, which was seconded by Mr. DeReamer. The Motion was approved, 7-0.

b. CASE # TA-22252 Crew Carwash – WITHDRAWN
Faegre Baker Daniels, LLP, on behalf of Crew Carwash request a public hearing and recommendation for a Text Amendment to the Delaware Commons PUD Ordinance 051517A to allow a car wash as a permitted use and to incorporate an additional concept plan and illustrative architectural elevations into the PUD. The subject property is located on the NW corner of E 116th Street and Cumberland Road and is approximately 1.86 acres.
c. CASE # TA-19-4 Amendment to Fishers Marketplace PUD

Consideration of a text amendment to the Fishers Marketplace PUD Ordinance #070506 to remove the requirement to replace the "Signature Features" impacted by the S.R.37 road project.

Tony Bagato, Director of Planning and Zoning, Presented a Text Amendment to the Fishers Marketplace PUD due to the widening of SR 37. The PUD will have an enhanced entryway, removing the monument signs. Staff recommends approval.

Steve McGlothlin of ONB Realty I, LLC was present to answer questions.

Mr. Harling opened the Meeting to Public Comment. Seeing none, he noted no remonstration. He then opened the meeting to Committee Discussion. As there was none, he asked for a Motion for TA-19-4. Mr. Block made a Motion to send a favorable recommendation, which was seconded by Mr. DeReamer. The Motion was approved, 7-0.

Old Business:

Ordinance No. 021819E. Consideration of an Ordinance amending Section 10.2.8. Construction Surety Standards of the Unified Development Ordinance; Amended by City Council.
Tony Bagato and Rodney Retzner stated that City Council’s revised version of the Ordinance becomes law if the Plan Commission approves. If not, it goes back to Council. BAGI did not take a position on the Ordinance. Staff recommends approval.

In Committee discussion, Mr. Block asked for clarification wording for a Motion if the Plan Commission was in agreement. Mr. Retzner stated that it would be a Motion to approve. Mr. Block made a Motion to approve, which was seconded by Ms. Logan. The Motion was approved, 7-0.

New Business- none

Staff Communication- The Board was reminded that the May Plan Commission meeting would be May 8, 2019, due to early Voting in the Auditorium.

As there was no further business, Mr. Harling made a Motion to adjourn, which was seconded by all. The meeting was adjourned at 6:18 p.m.

Next Meeting: May 8, 2019

Respectfully Submitted by:

[Signature]
Kay Prange, Recording Secretary