

Plat Committee
City of Crawfordsville
June 30, 2016

The Crawfordsville Plat Committee met on June 30, 2016 at 5:00 p.m. in the Common Council Chambers of the City Building. Committee members present were: Troy Swan, City Engineer, HWC Engineering; Scott Hesler, Director of Crawfordsville Street Department; Brandy Allen, Director of Planning & Community Development and David Hadley and Phillip Littell, Crawfordsville Plan Commission. Others in attendance were: Darren Chadd, City Attorney, Kirtley, Taylor, Sims, Chadd and Minnette; and Megan Huckstep, Executive Assistant, Planning & Community Development.

The roll was called and then nominations were requested for President. Phillip Littell nominated David Hadley. Scott Hesler seconded. Nominations were closed and Mr. Hadley was elected President 5-0. David Hadley nominated Phillip Littell for Vice President. Troy Swan seconded. Nominations were closed and Mr. Littell was elected Vice President 5-0. Darren Chadd stated that no secretary was needed.

David Hadley proceeded to conduct the meeting. Plat minutes from July 1, 2014 were presented for consideration. Brandy Allen moved to approve the minutes as presented. Phil Littell seconded. Motion approved 5-0.

Ashton Walk/Run Sec. 3

Sugar Creek Property Group

SUB 0014

There were no items of old business; therefore the Committee proceeded with new business on the agenda. Brandy Allen provided a staff report for the first item of business concerning a petition requesting secondary plat approval of Ashton Walk/Run Subdivision section 3 located on State Road 32 West, southwest of the existing Ashton Walk/Run Subdivision. Ms. Allen explained that the property was currently zoned R-3, residential and was surrounded by existing single family dwellings as well as attached patio homes to the north and east. She noted that land to the south and west was currently used for agricultural purposes. Ms. Allen informed the Committee that the petitioner was requesting secondary plat approval for eighteen (18) single family residential units and fourteen (14) duplex units. She provided a brief history of the property and the existing development completed by Richard Young of Wolfson Young Corporation. She explained that Mr. Young had received approval and began construction of Phase 1 in 2002, while Phase 2 was platted in 2006. She reported that both phase 1 and 2 were completely built out and Mr. Young had sold the remainder of his property to Ron Dickerson of Sugar Creek Property Group, LLC who intends to continue development of sections 3 and 4 in a similar manner. She informed the Committee that the Plan Commission granted primary plat approval for section 3 on May 17, 2016. Ms. Allen reiterated that the property was located on State Road 32 and that access existed and no additional accesses were being requested from State Road 32. She informed the Committee that streets in the proposed subdivision would be public streets dedicated to the City of Crawfordsville, that would meet the specifications established by the City's Construction Standards. Ms. Allen noted that the developer intended to construct a construction road, on a proposed future permanent road, to eliminate traffic on the active neighborhood streets. She noted that there were no known environmental issues. She also reiterated that all streets would be constructed to the City's Standards and fire hydrants would be added; therefore there were no emergency concerns. Ms. Allen stressed that the subdivision would be developed in a manner consistent with the original subdivision. She informed the

Committee that no waivers were being requested and that all infrastructure was designed to meet the city's specifications. Ms. Allen reviewed the following findings of fact as outlined in the staff report :

1. ***The Petition has properly received primary plat approval from the Crawfordsville Plan Commission and the secondary plat substantially conforms to the approved primary plat.***

Yes, Primary Plat was approved on May 17, 2016 by the Plan Commission and the secondary plat appears to conform to the approved primary plat.

2. ***The primary plat has expired.***

No, the primary plat has not expired.

3. ***The petitioner has properly submitted all items necessary for secondary plat approval as listed in Section 152.015 of the Subdivision Control Ordinance.***

Yes, the Petitioner has submitted all items necessary for secondary plat approval.

4. ***The Petitioner has met the Secondary Plat specifications in Section 152.017 of the Subdivision Control Ordinance.***

Yes, the Petitioner has met the secondary plat specifications. The Petitioner will need to determine if the improvements will be completed prior to signature of the plat, or if the petitioner will obtain a performance/maintenance bond.

5. ***The proposed subdivision substantially complies with the design standards of Sections 152.024-152.037 of the Subdivision Control Ordinance.***

Yes, the proposal substantially complies with the design standards. There was one street name that Staff requested be changed due to the similarity to other street names in the County.

6. ***The proposed subdivision meets the Construction Plan specifications in Section 152.019 of the Subdivision Control Ordinance.***

Yes, the proposed subdivision meets the Construction Plan specifications.

7. ***Any required performance guarantee and/or maintenance bond has been approved.***

The Petitioner will either make all of the improvements prior to signature of the plat or will obtain the required performance or maintenance bond.

Based on the findings, Ms. Allen recommended secondary plat approval for section 3 of Ashton Walk/Run Subdivision.

President David Hadley asked the petitioner to come forward and address the Committee. Ron Dickerson, Owner and Developer, came forward and informed the Committee that there was a need for additional housing and was excited for the opportunity to provide move forward with the project. Discussion arose among the Committee. Committee members referred to and reviewed the plat for section 3. Mr. Dickerson explained that the proposed development would closely follow the existing pattern of single family and attached single family units. It was noted that the lots listed as A/B identified the two unit dwellings. David Hadley referred to number 4 and 7 of the findings of fact. Mr. Dickerson stated that he did not intend to get a maintenance or performance bond. Ms. Allen explained that the City's Ordinance did allow for a waiver of the performance bond as long as the infrastructure was completed and inspected to ensure correct

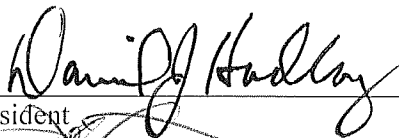
installation prior to the plat being signed; therefore the plat would not be recorded and lots sold until the infrastructure has been completed, inspected and approved.

The meeting was opened to public comment. Ms. Allen stated that anyone in favor or opposed should come forward in addition to anyone with questions or concerns. No one from the public came forward to speak.

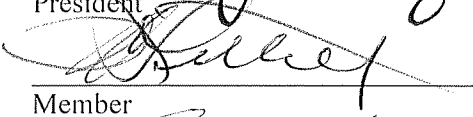
With no further questions or concerns, Phil Littell made a motion to grant secondary plat approval for Section 3 of Ashton Walk/Run. Troy Swan seconded. Discussion arose. Phil Littell noted that there were several ambiguities in the context of the covenants that needed to be revised. Ms. Allen explained that the City did not enforce covenants. She did note that she had compared the proposed covenants to the existing covenants and they were basically the same. Question arose whether there were be separate associations. Mr. Dickerson stated that section 3 of the subdivision would be a part of the existing Homeowners Association for sections 1 and 2. With no further discussion, Mr. Hadley requested a vote. The secondary plat for Section 3 of Ashton Walk/Run was approved 5-0. Ms. Allen informed Committee members that they would be contacted to sign the plat once the infrastructure was installed, inspected and approved by the City. Findings of fact were signed at the meeting.

With no further business, meeting adjourned 5:20 p.m.

Minutes Approved: 02.21.2017



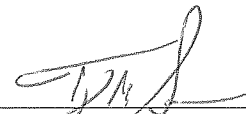
President



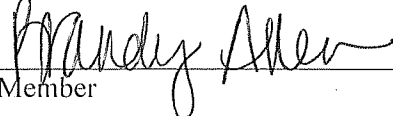
Member



Member



Member



Member