

The Thorntown Plan Commission met in a regular meeting on December 12, 2022 at 6:00 PM in the Town Hall.

Members in attendance were as follows:

- Don Gray, President – Citizen Member.
- Ben Strong, Vice President – Citizen Member.
- Frank Clark – Town Employee.
- Shawn McClintock – Council Representative;
- Jerry Seymour – Citizen Member.
- Eric Smith – Citizen Member.

Others in attendance: Planning Administrator, Oksana Polhuy.

President Gray calls the meeting to order at 6:00 PM.

OPENING CEREMONIES

President Gray leads the Plan Commission in the Pledge of Allegiance.

DETERMINATION OF QUARUM

President Gray states that six members are present and declares a quorum.

MINUTES

President Gray states that there are Minutes for November 14, 2022 meeting available for adoption. He asks if there is any comment on those. Hearing none, he asks for a motion.

Motion by Mr. Smith, second by Vice President Strong, to approve November 14, 2022 Minutes as presented.

AYES: Don Gray, Jerry Seymour, Ben Strong, Shawn McClintock, Frank Clark, Eric Smith. NAYS: Zero. ABSTAIN: Zero. Motion carries 6, 0, 0.

OLD BUSINESS

None

NEW BUSINESS

ITEM #1. PUD-01-2022 – WESTFALL PLACE

Review of the application for rezoning the subject property from no zoning to a Residential/Planned Unit Development zoning district; review of a Preliminary Development Plan, and Ordinance for approximately 53 acres to be developed as a residential single-family detached development containing approximately 160 units to be known as the Westfall Place located to the southwest of the intersection of Oak street and SR 47, submitted by Arbor Homes, LLC (owners: Scott A. Schuler, Thorntown Development LLC).

President Gray states that the applicant requested a continuance of the application's public hearing to the next meeting on January 9th, due to a need for redoing the concept plan because the DNR asked them to keep the wetland intact.

Ms. Polhuy reads out an email from the developer that states the reason for requesting continuance, "We received the preliminary wetland report late yesterday as part of the ongoing due diligence on Westfall Place and it is significantly larger than anticipated. The project feasibility does not allow disturbance of the wetland, so we need sometime to rework the concept plan. With this in mind, we'd like to request a continuance from the Plan Commission meeting on December 12 to January 9."

President Gray asks for a motion.

Motion by Mr. Smith, second by Mr. McClintock, to approve the continuance request.

AYES: Don Gray, Jerry Seymour, Ben Strong, Shawn McClintock, Frank Clark, Eric Smith. NAYS: Zero. ABSTAIN: Zero. Motion carries 6, 0, 0.

ANNOUNCEMENTS

None.

MISCELLENEOUS

Educational Session

Ms. Polhuy holds an educational session for the members of the public about what planning is, what a process of developing a residential subdivision looks like, what procedures are typically involved, who reviews them, and the building permit procedure.

ADJOURNMENT

President Gray makes a motion to adjourn. Meeting adjourned at 7:22 PM.

Donald Gray

President

Oksana Polhuy

Secretary