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**Members Present:**

Jason Gasaway  
Mark Darrall  
Nanci Perry  
Jerry Hoffman  
Tom Chiudioni  
Dan Flanagan

**Members Absent:**

Ryan Jaromin

**Others Present:**

Matt Ray  
Erin Hurley  
Maura Hoff

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The meeting was called to order at 5:00 pm by Vice President Jason Gasaway who then led the Pledge of Allegiance. Members present were Mark Darrall, Nanci Perry, Jerry Hoffman, Tom Chiudioni, Dan Flanagan, and Jason Gasaway. Ryan Jaromin was absent.

The minutes from the April 6, 2022 meeting were distributed. Dan Flanagan moved to approve the minutes. Mark Darrall seconded the motion. All members present voted Aye.

**Old Business:**

There was no old business.

**New Business:**Yorktown Commons Plat Review:

Zoning Commissioner Matt Ray distributed an application from MA-DAMECO LLC requesting a preliminary plat for nine lots located on land at the intersection of Vern Drive and County Road 500 West. The land is currently zoned C2 Commercial.

Kathy Vannice of Ashton Surveyors presented the plans for the plat along with maps, elevations, and drainage. She explained the drainage plan and the direction of the storm water to detention ponds in the woods. The plan is designed to slow water from sheet drainage and the infrastructure will be installed prior to selling any lots. The drainage situation in that area will be improved by directing flow and slowing down water draining to other areas.

The Town's engineer, BF&S, has approved the drainage plan.

Matt Ray added that a drainage and detention plan will need to be approved for each building permit on the nine lots.

Mark Darrall stated that the drainage design should anticipate the buildout of these lots and how much capacity can be accommodated.

Kathy Vannice responded that the lots have been planned to allow enough room to build and for Yorktown development standards to be exceeded.

Jerry Hoffman added that each development will require a pond or storage plan. This current application does not accommodate future use; each building will need an individual plan for that lot.

Petitioner Julie Bering stated that they have owned the land for 22 years and they thought the plat was already completed. The original engineering was done by Sam Morrison who has since passed away. Ashton Surveyors has redone the engineering and improved on it. The development cannot use INDOT drainage along McGalliard Road but will have to run the water to other property owned by the developer. Vern Drive and the infrastructure will be dedicated to the Town.

### **Public Hearing:**

Matt Ray opened the public hearing at 5:37 pm.

Vollie Floyd, 3000 N. CR 500 W:

Mr. Floyd stated that he has lived at that location for 42 years. He is not trying to stop development but he is trying not to get flooded. He gets an asphalt river every time it rains. He is worried that it will get worse with paving another 17 acres. The four existing ponds all remain full so he doesn't know how this will drain to ponds that are already always full. Water continues to come across the road. He shared photos of the flooding with the Commission.

Linda Riegle, 8500 W. Ashford Ln:

Ms. Riegle had questions about the pond. She is concerned about drainage, runoff from the ponds, and wants assurances that their homes aren't going to get flooded. She has neighbors whose sump pumps already run all the time. She also expressed concern about road conditions and noise abatement.

Richard Gill, 8300 W. Vern Dr:

Mr. Gill stated that when their store was built Sam Morrison completed a drainage plan. He thinks the original drainage and tiles may not be working. He stated that water shoots out of the storm grates when it rains and Vern Drive will get flooded and will be about two feet deep. He doesn't think the ponds at Ashford Lakes are draining and that the existing infrastructure is not working as planned. He is in favor of having neighbors but doesn't want more water problems.

Rick Yencer, 3100 N. CR 500 W:

Mr. Yencer stated that he feels nine lots is excessive and that traffic is ridiculous and backs up. He doesn't feel there is any need for further development and it is not going to work and is a bad development.

Matt Ray closed the public hearing.

Kathy Vannice stated that the calculations for the submitted drainage plan were based on the maximum allowed impervious surfaces for each site.

Julie Bering added that they cannot sell the lots until access to the utilities is put in, even though the lots will be sold separately.

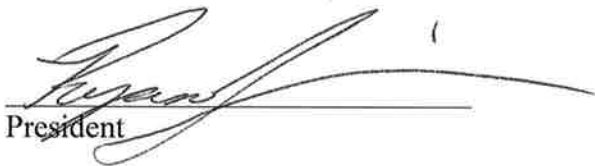
Nanci Perry made a motion to table the Plat Application until the next meeting to allow more time for review. Mark Darrall seconded the motion. All members present voted Aye.

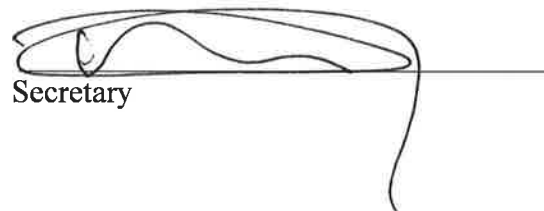
Public Comment:

There was no additional public comment.

The next regularly scheduled Planning Commission meeting will be Wednesday, June 1, 2022.

The meeting adjourned at 6:12 pm.

  
President

  
Secretary