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<b>Members Present:</b>	<b>Members Absent:</b>	<b>Others Present:</b>
Jason Gasaway		Matt Ray
Mark Darrall		Erin Hurley
Nanci Perry		Maura Hoff
Jerry Hoffman		Julie Bering, Petitioner
Tom Chiudioni		Kathy Vannice, Ashton's
Dan Flanagan		Matt Speidel, BF&S
Ryan Jaromin		Pete Olson

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

The minutes from the May 4, 2022 meeting were distributed. Dan Flanagan moved to approve the minutes. Mark Darrall seconded the motion. All members present voted Aye.

#### **Old Business:**

##### Yorktown Commons Plat Review:

The primary plat application for Yorktown Commons was tabled at the last meeting.

Mark Darrall began the meeting by stating that the largest issue for the plat is drainage in the area and how future development will impact that. Information has been submitted by the petitioner's engineers as well as the Town's engineers. The purview of this plat application is only the subdivision of property and not development on the lots. The questions he had at the previous have been answered. The individual developments will be weighed separately. Jason Gasaway verified that the matter for this meeting is only the division of the land into nine lots.

Matt Ray added that all improvements will have to comply with the Town's development standards which include the drainage standards. Ryan Jaromin also said that the responsibility of the Town is only for overflow, not for the waterway/ditch which is the State's responsibility.

Town Manager Pete Olson introduced Matt Speidel of BF&S who is the engineer representing the Town of Yorktown. Mr. Speidel stated that they are not the designer of the system but give it a secondary review. Upon that review BF&S confirmed that the proposed drainage plan follows all applicable requirements and ordinances as well as acceptable engineering practices.

Kathy Vannice of Ashton Land Surveyors, representing the petition, was present. Since the last meeting she went back and verified that the pond on the property connects to Tributary 6 which connects to Hiatt Ditch. These are waterways maintained by the State of Indiana.

Mark Darrall confirmed that the flooding at Ashford Lakes is a separate issue. He had been concerned that this development would make their flooding worse.

Tom Chiudioni asked about the water issues on Vern Drive, which is outside of the town limits. Pete Olson responded that the neighborhood had been designed without storm sewers. If the residents desire, we can use Barrett Law to bond for 20 years to run storm sewers to that neighborhood. The cost is assessed to each property in the neighborhood and transfers with the property until it is repaid.

#### Public Comment:

Lawrence Ferlicca, an attorney representing the Ashford Lakes HOA, filed a written objection to the project. He was present at the meeting and asked about a traffic study. Matt Ray responded that the last traffic study was conducted in 2018. Petitioner Julie Bering also responded to the written objection by stating that detention ponds will be built in sections when the lots sell.

Judy Moore, who owns two homes in Ashford Lakes, said that she is concerned about the drainage from the former Accutech building. All runoff is flowing to the Ashford Lakes ponds from Accutech instead of going to their own detention ponds. She believes the pipes are too small to drain and showed photos to the Planning Commission members of her backyard which constantly floods. She also added that the Wellington Knoll subdivision has a blocked pond. Ryan Jaromin responded that the developer will not be allowed to make things worse and asked Pete Olson to look into the problems that the Accutech property is causing.

Rick Yencer said that adding nine new lots would cause nine times the issues because of the division of property. He stated that the tile is broken in the subdivision, traffic increases from new businesses will kill property values, and the traffic signal favors 332. McGalliard has turned into a strip already with too many convenience stores and restaurants and he wants the project killed. All drainage is going to ponds that don't drain now. Pete Olson responded that the traffic light at CR 500 W and 332 is looped and is operated by INDOT. The cycle timing can be changed if needed.

Attorney William Hughes, Beasley Gilkison, who is representing the developer, stated that the Town of Yorktown has vigorous standards. The town's comprehensive plan addresses land use and development standards as well as zoning requirements. The developer is committed to adhering to those standards.

President Ryan Jaromin closed the public comments.

Jason Gasaway moved to approve the preliminary plat application for the division of Yorktown Commons into nine parcels. Dan Flanagan seconded the motion. Members voted as follows:

Mark Darrall, Tom Chiudioni, Dan Flanagan, Jason Gasaway, and Ryan Jaromin voted Yes. Nanci Perry and Jerry Hoffman voted No. Motion passed 5-2.

**New Business:**

There was no new business.

With no other business or comments, the meeting adjourned at 5:50 pm.

The next regularly scheduled Planning Commission meeting will be Wednesday, July 6, 2022.



President



Secretary