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<b>Members Present:</b>	<b>Members Absent:</b>	<b>Others Present:</b>
Tom Chiudioni	Lon Fox	Matt Ray
Jerry Hoffman	Bryan Smith	Erin Hurley
Ryan Jaromin		Pete Olson
Jason Gasaway		Lisa Lee, Ice Miller
Mark Darrall		Steve Murphy, Defur Voran

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The meeting was called to order at 5:00 pm by Ryan Jaromin. Members present were Ryan Jaromin, Tom Chiudioni, Jerry Hoffman, Mark Darrall, and Jason Gasaway. Lon Fox and Bryan Smith were absent. The minutes from the May 1, 2019 meeting were distributed. Motion to approve the minutes was made by Jason Gasaway. Second by Tom Chiudioni. All members present voted Aye.

**Old Business:**

There was no old business.

**New Business:**

Bison Development:

Pete Olson asked the Commission to consider the declaratory resolution passed by the Redevelopment Commission and introduced Mr. Arden Johnson of Bison Development.

Mr. Johnson stated that his company has an agreement to purchase all the land in the Sessler Trust and plans to develop a 264 unit mixed use rental unit property near the Dollar General store and the old Marsh cold storage building on both sides of State Road 32. They have a 99.7% occupancy rate on their other projects. The homes are not sold to individuals and the roads are not dedicated to the Town although the water and sewer lines are dedicated.

President Ryan Jaromin stated that there was not enough notice given to the Planning Commission regarding this project for review.

Lisa Lee, Ice Miller, reviewed the process for establishing the TIF area and explained that step one is approval from the Redevelopment Commission, step two is approval by the Planning Commission, and the third step is approval by the Town Council.

Pete Olson stated that this project conforms to the overall plan of development and the vision of the Town.

In response to questions from the Planning Commission members, Mr. Johnson stated that these units will be rented at market rates and will not be Section 8 housing. Other cities in which Bison has developments include Elwood, Warsaw, and Columbia City. Their oldest development was built six years ago. Rents will run from \$695-\$1395 per month. The houses will be 1382 square feet, the 8-plexes will be 1100 square feet, and the apartments will be between 790-1000 square feet.

Mark Darrell asked what will happen to the development if it doesn't work out and if the Town is willing to absorb it. Mr. Johnson responded that he is putting \$37 million into the project and will not just walk away from it. He added that the streets will be built to Town specifications. He has an option on the property pursuant to this approval.

Jason Gasaway stated that since this project will be located at the gateway into the town, the design plans should be reviewed by the Architectural Review Board prior to approval. He asked Mr. Johnson if Bison had considered developing housing units within the Canal Street area. Mr. Johnson responded that Bison does not build mixed use developments, only sprawling residential developments. Mark Darrell added that he has concerns about the environmental impact on the wetlands and asked if an environmental impact study was being done. Mr. Johnson responded that it was not required.

Pete Olson stated that the Town's current utility systems can support the development but that we will need to acquire three acres near the wastewater treatment plant for future expansion.

Public Comment:

Resident Mike Blanch stated that he is concerned about farm ground being taken out of production and that some of this development is located within the town limits but some is in the township.

Resident Dan Hiatt stated that he is concerned about the impact to the wetlands and the woods and asked how far outside Yorktown proper will development occur.

Planning Commission Comment:

Mark Darrall questioned if this development conforms to our Comprehensive Plan and added that he is concerned with urban sprawl.

Jerry Hoffman said that this is the first developer to come along in 10 years that wants to do anything downtown and that he likes the idea of more people downtown.

Mark Darrall made a motion to table the order to allow the Commission more time to look into the development. The motion died for lack of a second.

Tom Chiudioni made a motion to approve the order as submitted. Jerry Hoffman seconded the motion. Tom Chiudioni voted Aye. Jerry Hoffman voted Aye. Jason Gasaway voted Aye. Mark Darrall voted Aye. Ryan Jaromin voted Nay. Motion passed 4-1.

Chase Trail Section B

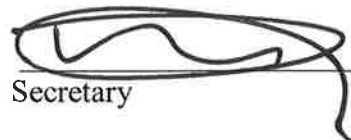
Matt Ray presented the final plat of Chase Trail Section B for approval. There were no changes from the primary plat that had previously been approved. In lieu of posting a surety bond to cover the installation of public improvements, TK Constructors has deposited \$49,500 with the Town. This is the estimate of the final coat of paving plus 10%. Jason Gasaway asked what will happen if the price of the final coat changes. Matt Ray responded that TK Constructors would pay the difference. Mark Darrall asked if the Town has a provision to cover that additional cost. Matt Ray stated that it would not be a problem.

Mark Darrall moved to approve the final plat for Chase Trail Section B. Second by Tom Chiudioni. Jason Gasaway abstained from the vote due to his dealings with the project as a contractor. All other members present voted Aye. Motion passed 4-0 with one abstention.

The next Planning Commission meeting will be October 2, 2019 at 5:00 pm.

Meeting adjourned at 6:00.

  
President

  
Secretary