
Members Present:

Tom Chiudioni
Jerry Hoffman
Ryan Jaromin
Jason Gasaway
Lon Fox
Bryan Smith
Mark Darrall

Members Absent:

Others Present:

Matt Ray
Erin Hurley
Arden Johnson, Petitioner
Maura Hoff, Defur Voran

The meeting was called to order at 5:05 pm by Ryan Jaromin who led the Pledge of Allegiance. Members present were Ryan Jaromin, Tom Chiudioni, Jerry Hoffman, Jason Gasaway, Lon Fox, Bryan Smith and Mark Darrall. The minutes from the October 2, 2019 meeting were distributed. Motion to approve the minutes was made by Jason Gasaway. Second by Tom Chiudioni. All members voted Aye.

Old Business:

There was no old business.

New Business:

Bison Properties Rezoning:

Mike Farr, the attorney for Bison Properties, introduced the request to rezone three parcels of land along SR32 in Yorktown. He was the town attorney for Elwood when Bison developed a community there. The property in question is already owned by Bison and they are requesting a rezoning to M-2 Multi-Family. The land is currently being farmed but is not zoned agricultural.

Arden Johnson, CEO of Bison Properties, gave an update on his proposal for the development. The residence facades will be concrete and stone, not vinyl, with a contemporary country look. They will house families, singles, and include a senior community. The development will include walking trails, ponds, and wetlands, with a nine pond system. The south detention will tie into the existing swell under SR32. The walkways will tie into downtown. These will be market rate homes, not Section 8, and they plan for renters to migrate from Muncie and Anderson to Yorktown.

In response to questions from the Planning Commission members, Mr. Johnson stated they are still working on the storm water plan, they plan to tie into the existing sidewalks on the north side of SR32, and they are looking at digging a tunnel under SR32 to get residents from the south

development across the road. They still need approval from IDEM. The engineers for Bison have taken the need for buffers into account.

Public Comment:

President Ryan Jaromin opened the floor for public comment both for and against the rezoning.

Resident Scott McKibben stated that he would like to see growth in Yorktown, especially close to downtown.

Yorktown Chamber of Commerce President Keith Gary, who is also a local business owner, stated that the Chamber supports the rezoning in order to increase the number of people living close to downtown.

Resident Diana Thornburg questioned whether there would be a need to increase the number of Town employees, including police and teachers, to support the increase of population.

Resident Lynn Valena said she is concerned about the trees and the woods on the south parcel and does not want them bulldozed. She is also worried about traffic problems.

Julie Borgmann, Executive Director of the Red Tail Land Conservancy, stated that they are not for or against the project at this time but are concerned with development around the wetlands and the nature preserve. They also have concerns with runoff from additional streets and the impact development will have on the river.

Resident Amy Gamble asked if traffic and environmental impact studies had been completed and where proposed sewer and water lines would be located.

Resident Gomer Dobbs asked for a guarantee that the development would not become Section 8 housing down the road.

Resident Susan Fatzinger said she is concerned that the public is asking questions for which the Planning Commission members do not have the answers.

Resident Rick Yencer stated that he thinks the required state approvals for the development should be received before local government acts.

Resident Wayne Studebaker expressed concern over the wetlands on the property and pond pollution as well as storm water runoff. He is also concerned that development will prevent him from hunting on his land which neighbors the north parcel.

Resident Barbara Stevens said she is concerned about vacancy rates and the impact on schools.

Resident Calvin Adair stated he is worried about his well going dry and wants to know if YPD will cover the expanded area or if it will be the responsibility of the Delaware County Sheriff.

Resident Teresa Belt stated that she is in favor of a residential use of the land instead of an industrial use as it is currently zoned.

Resident Gary Prater asked that the Planning Commission table the vote because he feels there is a lack of transparency. He also stated that renters do not have as much invested in the community as home owners.

Building Commission Matt Ray responded that all neighboring property owners two deep were sent notification of today's hearing and it was also published in the newspaper. He mailed the letters himself so he knows they were sent.

Resident Tim Gant asked what the rental rates for the homes would be.

Planning Commission Comments:

Jerry Hoffman reiterated that this vote is only giving a recommendation to the Town Council to rezone the property. There are no details on the proposed development at this point. Residential housing is a better use than the current available use of Light Industrial.

Mark Darrall added that any infrastructure is a negotiation when development plans are submitted and that the current permitted use is a factory which might cause even bigger impacts.

Bryan Smith stated that he drove up to Elwood to look at Bison's development there. The homes look very nice. He compared Yorktown to Hartford City which is dying due to lack of development and said he does not want that to happen here.

Bison Properties Rebuttal:

Mr. Johnson stated that the proposed rental rates would be \$725-\$1325 per month. They will not be dedicating the streets to the town and will be maintaining those themselves. They will tie into the Town's water and sewer systems but will pay the fees for those services.

They expect about 65 more students for the schools but Yorktown School Corporation says they can absorb that number because they are currently accepting transfer students.

Bison chose to invest in Yorktown with purpose; no one asked them to come. They believe that millennials don't want to own homes but prefer a full service rental property. They like the demographics of Morrow's Meadow and think that walkability is important. They have a good product and have already invested over \$1 million in the project. Their research shows that Yorktown currently does not have enough available rentals and the expected population growth here is 20% every 10 years which will increase the need for rental properties even more.

Jerry Hoffman moved to forward a favorable recommendation to the Yorktown Town Council to rezone the three parcels of land in question to M-2 (Medium Density Multi-Family). Second by Jason Gasaway.

Tom Chiudioni voted Aye.
Bryan Smith voted Aye.
Lon Fox voted Aye.
Jerry Hoffman voted Aye.
Mark Darrall voted Aye.
Jason Gasaway voted Aye.
Ryan Jaromin voted Aye.

Motion passed 7-0.

The next Planning Commission meeting will be February 5, 2020 at 5:00 pm.

Meeting adjourned at 6:23 pm.



President



Secretary