

**Earlham Planning & Zoning Commission Meeting
July 16, 2019**

The Earlham Planning & Zoning Commission met on Tuesday, July 16, 2019, at the Meeting Room of the Earlham Community Building. Chairperson Konny Goff called the meeting to order at 6:34 p.m., and the following answered roll: Steve Ory, Leslie Winey, Ryan Hougham, Eric Nixt. Also present: Clerk Hibbs, Zoning Administrator Adam Gordon, and Luke Monat from Shive-Hattery.

1. Approval of agenda.

Members agreed to visit item 3 before item 2, in order to let Mr. Monat leave.

Motion by Nixt, second by Hougham, to approve agenda.

Roll: Ayes – unanimous. Motion passes.

2. Consider request to approve rezoning Part of Outlot X Williamson Addition Plat 2, approximately 7 acres, (north line is the south property line of Casey's, extended west to the fence line).

Nixt mentioned the acreage in question is 8.5 acres, not 7 acres as mentioned on agenda. 7 acres are proposed to be Residential, and 1.5 acres rezoned to Commercial. Nixt asked if notifications were sent to property owners within 300 feet regarding the rezoning. This will be done for the Public Hearing, which is tentatively planned for August 12, 2019.

Motion by Ory, second by Nixt, to recommend to Council the re-zoning of the above described property from Agricultural to Residential and Commercial.

Roll: Ayes – unanimous. Motion passes.

3. Consider request to approve Preliminary Plat for Cardinal Addition Plat One.

Luke Monat explained the developer has retained Shive-Hattery to do the preliminary plat. A different engineer from Shive-Hattery, Russ Schroeder, has reviewed the plat. Monat explained he is present on behalf of the City as the City engineer. He explained there have been minor changes since the original plat. Preliminary plat shows 20 residential and two commercial lots. He asked Gordon if he had any comments. Gordon said recommendation after the review will get the preliminary plat per our code. He said he had some questions, but those will probably be answered at a later time, after preliminary plat is approved. Discussion on how streets on plat line up with current and possible future streets. Gordon expressed concern on placement of storm sewer discharge. That issue can be addressed later. Gordon said this is ready for recommendation to Council.

Motion by Nixt, second by Winey, to recommend to Council to approve preliminary plat with the requested changes.

Roll: Ayes – unanimous. Motion passes.

4. Adjourn.

Motion by Ory, second by Nixt, to adjourn.

Being there was no further business, meeting was adjourned at 7:18 p.m.

Konny Goff, Chairperson