

NEW CASTLE PLAN COMMISSION
APRIL 17, 2024 MEETING MINUTES

Members present: Ed Hill, President
Dave Barker, Vice President
Kenny Melton, Voting Member
Larry Abrams, Voting Member
Don Criswell, Voting Member
Vacant Voting Member Seat
Joel Harvey, Attorney
Janet Davis, Secretary

Absent: Rex Peckinpugh, Voting Member

Also present: Ryan Flannery

The New Castle Plan Commission met on Wednesday, April 17, 2024, in the City Council Chambers.

President Ed Hill called the meeting to order at 6:00pm, asking city attorney Joel Harvey to explain the procedures for this meeting. Mr. Harvey informed the board they were here to consider a subdivision, and although the members would typically approve a primary plat then subsequently return to approve the secondary plat, this proposed subdivision would not require any new construction or infrastructure. The property contained two separate residential structures with existing infrastructure that would simply be divided into two parcels. The members could make a preliminary and secondary approval at this meeting. Council is not be required to subdivide.

President Hill then introduced the only item on the agenda, PC-1-24, an application submitted by Ryan Flannery, 4584 West Meadow Lake Drive, New Palestine, IN; requesting to subdivide parcel 030-36560-00, into two separate parcels in order to transfer the ownership of the houses individually. The houses are currently known as 222 North 29th Street and 2903 Sycamore Street, New Castle; and more fully described as East Side Addition Lot 56; and currently zoned R1 single-family residential.

Mr. Flannery addressed the board, explaining that his grandfather currently owned the property. The Sycamore Street residence was falling into disrepair and his grandfather had no interest in revitalizing the structure. Mr. Flannery would like to purchase that house to improve the property, while his grandfather would maintain ownership of the 29th Street structure.

Both Don Criswell and Dave Barker commented that this proposal made sense, even though the lots created by the separation would be small. Kenny Melton explained that the lots, under current ordinance, would not be large enough to build a new residence. Mr. Flannery presented a survey completed by Ashton's, showing the division of the parcel, for the Board's consideration.

With no further discussion, and no one present to speak either in favor of or in opposition to the request, Don Criswell made a motion to pass the primary and secondary approvals of this request; second by Kenny Melton; the motion passed unanimously by the voting members present. When Mr. Flannery asked what he needed to do next, Mr. Harvey instructed him to contact the county to split the parcel. Kenny Melton advised Mr. Flannery to contact the Building Commissioner's office when he was ready to begin the improvements. He would complete a site inspection with Mr. Flannery to approve his plans and issue the appropriate building permits.

President Hill then asked the Board if they had reviewed the minutes from the previous meeting. Dave Barker made a motion to accept the minutes, second by Larry Abrams. The motion passed unanimously by those voting members present.

With no additional business before the Commission, Kenny Melton made a motion to adjourn, second by Dave Barker. The meeting adjourned at 6:10 pm.

Respectfully submitted by:


Kenny Melton
New Castle Plan Commission