

NEW CASTLE PLAN COMMISSION
AUGUST 21, 2024 MEETING MINUTES

Members present:

Ed Hill, President
Kenny Melton, Voting Member
Larry Abrams, Voting Member
Don Criswell, Voting Member
Janet Davis, Secretary

Absent:

Dave Barker, Vice President
Rex Peckinpaugh, Voting Member
Joel Harvey, Attorney
Vacant Voting Member Seat

The New Castle Plan Commission met on Wednesday, August 21, 2024, in the City Council Chambers.

President Ed Hill called the meeting to order at 6:00pm, then asked the board members if they had reviewed the minutes from the April 17, 2024 meeting. Larry Abrams made a motion to accept the minutes, second by Kenny Melton. The motion passed unanimously by those voting members present.

President Hill then introduced the only item on the agenda, PC-2-24, an application submitted by the City of New Castle, 227 North Main Street, New Castle, IN; seeking to correct the zoning from I2, General Industrial to R3 Single-, Two- and Multi-Family Residential Zoning; at 2234 Q Avenue (0308397700), 2244 Q Avenue (0308391000), and the vacant N Avenue property known as 030839940. The President then asked Janet Davis to explain the request.

Mrs. Davis informed the board members that the owners of the property at 2234 Q Avenue had recently applied to the New Castle Board of Zoning Appeals, seeking their approval of a variance to continue operating as a group home at this location. Although a group home has operated at this location for many years, the property was flagged in the portfolio of the owner due to the I2 zoning. The Board of Zoning Appeals denied the request, stating they preferred the owners instead request rezoning the property. Coincidentally, Mrs. Davis was asked to conduct research on the property at 2244 Q Avenue, and discovered documentation in that file that revealed that property was annexed as the building was under construction, and the county had already rezoned the property to allow for the group home. Previous city attorney Dave Copenhaver had obtained research from the county planning department confirming this, and determined the city zoning was reflected inaccurately as Industrial upon annexation. Since the annexation map for 2244 Q Avenue included the properties mentioned in this request, the city believed all were annexed with inaccurate zoning, especially as the residential type structure at 2234 Q Avenue already existed at the time of annexation. Therefore, the request to correct this zoning error has been brought to the Plan Commission with the hope they will favorably recommend it to council.

After a short discussion to clarify exactly which parcels were included with this request, and to clarify what I2 and R3 zonings are and what they allow, Larry Abrams made a motion to favorably recommend the zoning correction; second by Don Criswell; 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 Larry Abrams. The meeting adjourned at 6:10 pm.

Respectfully submitted by:


Kenny Melton
New Castle Plan Commission