

NEW CASTLE PLAN COMMISSION
FEBRUARY 19, 2025 MEETING MINUTES

Members present:

Ed Hill, President
Rex Peckinpaugh, Voting Member
Kenny Melton, Voting Member
Larry Abrams, Voting Member
Don Criswell, Voting Member
Peggy Manor, Voting Member
Joel Harvey, Attorney
Janet Davis, Secretary

Absent:

Dave Barker, Vice President

Also attending:

Zed Leath, Assistant Superintendent of Water Pollution Control; Kathy Vannice, Ashton Land Surveyors; Kristen Bennett, Re/max First Integrity; Steve Rust

The New Castle Plan Commission met on Wednesday, February 19, 2025, in the City Council Chambers.

President Ed Hill called the meeting to order at 6:00pm, then read Mayor York's new appointment to this commission, filling the only vacant seat with Peggy Manor, who's term would continue through December 31, 2028.

The president then asked Joel Harvey to explain the procedures of the meeting. Mr. Harvey advised the members they were to consider a preliminary plat of the proposed Meadowbrook Ridge subdivision, that had been postponed at the previous meeting. This was the public hearing stage, after advertising to allow comment on the proposed plat. This board can approve or disapprove the preliminary plat, and if it is approved, they will return to consider the final plat, which does not require public hearing.

The developer was represented by Kathy Vannice of Ashton Land Surveyors, who provided the proposed plat in an 11" x 17" printed format, allowing each member to easily follow her explanation. The property was bordered to the west by Spiceland Pike and the east by Meadowbrook Drive, and was a 12.71-acre parcel of land. She then began directing them to specific pages so the members could follow. She referred them to the current boundaries of the parcel (C103) and the location of a 25' sanitary sewer easement, along with Cemetery Run Creek, that runs through the property; the posted 30mph posted speed limit along Spiceland Pike; no new streets, water mains or sanitary sewers were proposed; this was a housing development only; there were fire hydrants proposed in the development in addition to those existing at Ivy Lane and Meadowbrook Drive; utilities that were currently available include power, sanitary sewer, storm, gas and water; twelve lots (C100) were proposed that were currently zoned R1, with no intention to request a zoning change; prior to adoption of the UDO, when application for this plat was made, the R1 minimum lot requirements were 100' of road frontage with setback of 40', side setback of 20', and 30' rear setback; the only lot that may be questionable was lot 10, which is the lot with the smallest road frontage, where Meadowbrook

curves back towards the east, which appeared smaller but did have 160' of road frontage; every lot qualified with the lot requirements under the previous zoning; every lot had access to the utilities from the lot front, except lots 9 and 11 on the southwest side of the plat, where there is a sanitary sewer and a drainage pond in the front two of the lots; four drainage ponds (C500) which were intended to be dry ponds to retain water in rain events, which also had rock check dams; each lot had a minimum floor level (FL) for the house, each 2' above the manholes, so that the elevation kept them gravity fed into the sewer, with no grinder pumps required; a chart (C601) with elevations and notations provided; a 36" sanitary sewer installed by the city that runs along Spiceland Pike would allow use of four manholes with 8" taps in them, so no direct sewer tap would be required (by agreement with the previous landowner and the city); and finally, the covenant requirements that were designed to bring nicer homes to the subdivision, and also specifically stated Cemetery Run Creek was not to be altered by the homeowners.

Don Criswell asked the cost that they anticipated, and Kristen Bennett with Re/max First Integrity informed him that the comparables for recently built homes for a 1600 square foot house were at \$183 per square foot, which would compute at a \$300,000 sale price. Don Criswell replied that this development would be a plus for the city, and Rex Peckinpaugh agreed this would help on several levels, helping the city and the schools, along with the recent housing issues. Peggy Manor commented that the upscale community would be a plus for the area. The area has always been a pretty area.

When President Hill offered the floor to anyone present wishing to speak on the proposed subdivision, Steve Rust approached the commission members stating he lived in the area and he felt it was a good thing we were making progress to put houses in. He was very much in favor of the plat, as it would increase the value of the homes in the area, and the tax base was needed in addition to the homes that were needed.

Zed Leath then asked what was planned to protect the water shed, especially during construction. Kathy Vannice guided him to pages C500 and 501, which explained the storm water and pollution protection plans.

With no further discussion, Rex Peckinpaugh made a motion to accept the preliminary plat; second by Kenny Melton; the motion carried unanimously by those voting members in attendance. Joel Harvey then explained that one additional approval by this commission was required, as well as bond approval by the Board of Works prior to that next, final plat approval.

Kathy Vannice was complimented by the board members for her outstanding presentation.

With no additional business before the Commission, Peggy Manor made a motion to adjourn, second by Larry Abrams. The meeting adjourned at 6:20 pm.

Respectfully submitted by:


Kenny Melton

New Castle Plan Commission