

NEW CASTLE PLAN COMMISSION
JULY 16, 2025 MEETING MINUTES

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

Absent: Lynn Perdue, Voting Member
 Peggy Manor, Voting Member
 Joel Harvey, Attorney

Also attending: Scott Adams, Corey Murphy

The New Castle Plan Commission met on Wednesday, July 16, 2025, in the City Council Chambers. President Ed Hill called the meeting to order at 6:00pm, advising there was a quorum present. He advised the members they were here to consider the final plat for Brookfield Farms. The President then asked if the members had read the minutes from the May 21, 2025 meeting. When all agreed they had, Kenny Melton made a motion to approve the minutes, with second made by Larry Abrams. The motion passed unanimously by those members in attendance without discussion.

President Hill then referred to the agenda, noting that, although there were three items on the agenda, these applications were requesting approval of the secondary plat for Brookfield Farms subdivision by sections: PC-2-25 for Section 1; PC-3-25 for Section 2; and PC-4-25 for Section 3. The plat included the parcels currently known as 030-81651-00 and 030-81652-00, and located at the northeast corner of Washington and North 20th Streets, New Castle. The applications were made by DC Develop for the City of New Castle, and represented by Scott Adams. Mr. Adams advised that each request should be presented one at a time for separate voting. He provided copies of the proposed secondary plat by section, that included a page with the subdivision layout in its entirety.

Mr. Adams then provided updates on the project, informing the members that the secondary plat had received approval for the infrastructure from the Board of Works on July 7, 2025, as required by the city's UDO. Their approval was subject to the approval by United Consulting, the engineering firm reviewing the plans on behalf of the city. The final review letter approving the plan was issued by United on July 12, 2025.

The next step was to request the approval of the Plan Commission for the secondary plat. Typically, DC Develop would approach the commission for approval of one section at a time, but, due to the nature of this project, they will be building all 85 lots, in some way, shape or form, at one time. They will begin the earthwork for the entire site, hopefully starting in September or October of this year. Through the winter, they will be laying pipe for sanitary sewer, storm sewer, and water, from November through March, while expecting some weather

delays. In roughly mid-April, when the asphalt plants open, they will begin prepping for curbs and pavement of the roads, beginning in April through early May. At that point in time, they expect Sections 1 and 2 to be ready for construction to begin, while Section 3 will trail behind by about three months or so. The infrastructure for all 85 lots should be completed by late summer. As they approach completion of each section, they will then move to record the secondary plat so that lots of record could then be transferred to a builder or a homeowner.

Some state funding was still pending, and the local funding component wheels were moving. They anticipate this funding should come together by August so they can be ready to start in September.

When Don Criswell asked if they would be selling lots and then looking for builders, he was told they were looking for a single builder to develop the entire subdivision. Dave Barker asked if they had a builder yet, and Mr. Adams informed him they did not have a signed contract yet, although they were working with a reputable builder who was interested in buying all 85 lots, over time. Section 1 consists of 27 lots; Section 2 has 28 lots; and Section 3 has 30 lots, totaling the 85 lots in the subdivision.

Dave Barker asked which power company covered this area, and was informed by Mr. Adams that Duke was the electric company, Centerpoint was the gas company, the city provided water and sewer, fiber network is available through AT&T, and they were speaking with Comcast, as well.

When there were no further questions, President Hill opened the floor for a motion.

Dave Barker first made a motion to approve PC-2-25, the secondary plat for Section 1 of Brookfield Farms; second by Larry Abrams; the motion passed 5-0.

Larry Abrams then made a motion to approve PC-3-25, the secondary plat for Section 2 of Brookfield Farms; second by Kenny Melton; the motion passed 5-0.

Finally, Don Criswell made a motion to approve PC-4-25, the secondary plat for Section 3 of Brookfield Farms; second by Dave Barker; the motion passed 5-0.

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