

TOWN OF HUDSON

115 PARSONAGE STREET HUDSON, IN 46747 (260) 587-9500 Planning Commission Mtg.

Date: 8-20-2015

Pres. Mann called meeting to order at 6:33 pm, followed by Pledge of Allegiance

Present: Steven Clouse, Todd Helmkamp, David Mann, Jim Knost (of Hudson Industries), Brian Schmidt, Lyle Torrence, Phil Dawson, Jennifer Dawson, Marlene Smith.

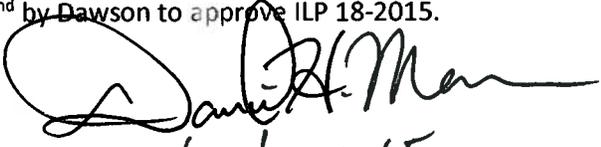
ILP 19-2015 LP Investment (Hudson Industries). County Drain Ferrier lateral, release easement 25' from Steuben DeKalb cooperative. Mann read appeal letter. Jim Knost attended meeting in Angola with three commissioners last Monday. Letter of recommendation request. Motion by Mann to send the letter, 2nd by Helmkamp. Carried.

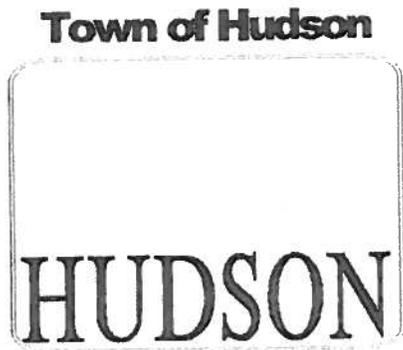
ILP 02-2015 Letter of recommendation to Hudson BZA. 2 copies- one to BZA- Lyle Torrence, one to Town Council on behalf of Hudson United Brethren Church.

1. Comprehensive Plan 2-8 Regarding drains: Motion by Mann, 2nd by Helmkamp. Carried
2. Zoning Ord. 10-16a Parking lot- structure. Not specific per Clouse- Not applicable.
3. Zoning Ord. 10-16c – No green space, spacing of parking. Not applicable.
4. Zoning Ord. 10-18 Off street parking, 180 sq. ft. per vehicle Motion by Mann, 2nd by Helmkamp, Carried.
5. Zoning Ord. 10-18f Based on seating, number of parking places. Motion by Mann, 2nd by Westafer. Carried.
6. Zoning Ord. 10-18p Mixed uses. Motion by Mann to give recommendation to BZA, 2nd by Westafer. Carried.
7. Zoning Ord. 10-18r Motion by Mann 2nd by Helmkamp. Carried.
8. Zoning Ord. 10-19c ref. Buffer strip. Motion by Mann, 2nd by Westafer. Carried.
9. Zoning Ord. 10-37 Conformance. Motion by Mann, 2nd by Helmkamp. Carried.
10. Zoning Ord. 10-39a Yard depths. Motion by Mann, 2nd by Westafer. Carried.
11. Zoning Ord. 10-40a Motion by Mann, 2nd by Westafer. Carried.
12. Zoning Ord. 10-41a Not applicable.
13. Zoning Ord. 10-48 Lot coverage, 30% maximum. Motion by Mann, 2nd by Helmkamp. Carried.
14. Zoning Ord. 10-55a Non-conforming structures. Motion by Mann, 2nd by Westafer. Carried.
15. Zoning Ord. 10-56a Non-conforming use. Motion by Mann, 2nd by Helmkamp. Carried
16. Zoning Ord. 10-56c No additional structure. Motion by Mann, 2nd by Westafer. Carried.

Motion by Mann to approve sending letter for Brian Schmidt to present to BZA requesting variances be approved. 2nd by Helmkamp. Carried.

ILP 18-2015 David & Mandy Mann to build garage and enclosed breezeway connecting garage and house. (note: it then becomes one unit). Motion by Helmkamp, 2nd by Dawson to approve ILP 18-2015. Carried.


9/11/2015



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treasurer@hudsontown.org

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August 19, 2015

Steuben / DeKalb Joint Drainage Board

Re: Letter of Recommendation for granting drainage easement variances.

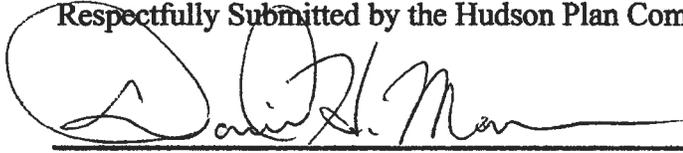
Steuben / DeKalb Joint Drainage Board,

The Hudson Plan Commission is reviewing the information submitted by L. P. Investment Company, with the Improvement Location Permit (ILP) #19-2015, concerning the addition to the existing building of Hudson Industries on their property at 105 W. State Rd. 4, in Hudson, Indiana.

During the review of their ILP, the Plan Commission was informed that the Steuben County Surveyor requested an opinion from the Commission concerning a variance to the fifty (50) foot easement, from the center out both ways, of the Ferrier Lateral Drain which is southwest of the current building. After reviewing Hudson's Comprehensive Plan, the addition of floor space and potential additional jobs to the existing manufacturing facility is in accordance with our Plan. Therefore, the Hudson Plan Commission is requesting a variance be granted, by the Steuben / DeKalb Joint Drainage Board, for the easement to be reduced to twenty five (25) feet, on the existing building side only. During our conversations with L. P. Investment Company representative Shawn Bellows, he stated they are fully aware that if in the future, a problem arises and the drain needs to be excavated, they will forfeit any part of the building or structure that would need to be removed, and restoration will be at their expense. The Plan Commission wishes to proceed with their ILP and asks this necessary variance be approved.

If the Steuben / DeKalb Joint Drainage Board find our variance requests acceptable, the Plan Commission requests a written response, for our records, of your approval and will proceed with their ILP approval process.

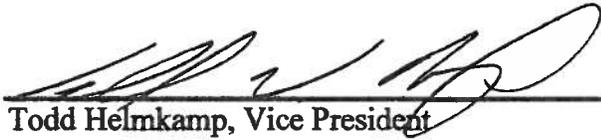
Respectfully Submitted by the Hudson Plan Commission,



David Mann, President

8/20/15

Date



Todd Helmkamp, Vice President

8-20-15

Date

Absent

Kathy Cope

Date



Phil Dawson

8/20/15

Date



Melissa Westafer

8/20/15

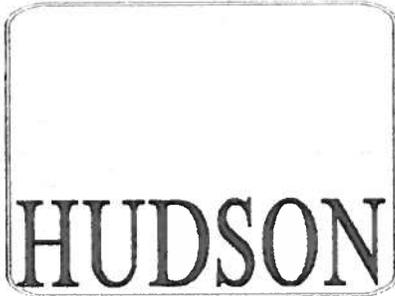
Date

Absent

Gary Cope

Date

Town of Hudson



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Lyle Torrence, President
Hudson Board of Zoning Appeals
Hudson, IN 46747

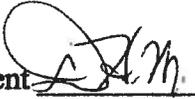
Re: Letter of Recommendation for granting Zoning Variances to ILP #02-2015

Lyle,

The Hudson Plan Commission has reviewed the information submitted by Brian Schmidt, with the Improvement Location Permit (ILP) #02-2015, concerning the improvements of the United Brethren Church parking lot on their property at 516 North Main St., in Hudson, Indiana.

After reviewing the information submitted with their ILP, the Hudson Plan Commission has concluded that certain variances to the Comprehensive Plan and Zoning Ordinances are necessary before approval is granted. Therefore, the Hudson Plan Commission is requesting variances be granted, on behalf of the Hudson United Brethren Church, after a review and BZA procedures, for the approval of their ILP. The following are the variances being requested, by the Plan Commission, in order to bring the changes to their parking lot into compliance with the current Comprehensive Plan and Zoning Ordinances:

1. Comprehensive Plan, 2-8. Drains.

a. Recommended by: David Mann, President , Todd Helmkamp, Vice President , Kathy Kope _____, Phil Dawson , Melissa Westafer , Gary Kope _____. Approved: Y N

2. Zoning Ordinance Sec. 10-16a.

a. Recommended by: David Mann, President _____, Todd Helmkamp, Vice President *[Signature]*, Kathy Kope _____, Phil Dawson *[Signature]*, Melissa Westafer MW, Gary Kope _____. Approved: Y / N

3. Zoning Ordinance Sec. 10-16c.

a. Recommended by: David Mann, President _____, Todd Helmkamp, Vice President _____, Kathy Kope _____, Phil Dawson _____, Melissa Westafer MW, Gary Kope _____. Approved: Y / N

4. Zoning Ordinance Sec. 10-18.

a. Recommended by: David Mann, President *[Signature]*, Todd Helmkamp, Vice President *[Signature]*, Kathy Kope _____, Phil Dawson *[Signature]*, Melissa Westafer MW, Gary Kope _____. Approved: Y / N

5. Zoning Ordinance Sec. 10-18f.

a. Recommended by: David Mann, President *[Signature]*, Todd Helmkamp, Vice President *[Signature]*, Kathy Kope _____, Phil Dawson *[Signature]*, Melissa Westafer MW, Gary Kope _____. Approved: Y / N

6. Zoning Ordinance Sec. 10-18p.

a. Recommended by: David Mann, President *[Signature]*, Todd Helmkamp, Vice President *[Signature]*, Kathy Kope _____, Phil Dawson *[Signature]*, Melissa Westafer MW, Gary Kope _____. Approved: Y / N

7. Zoning Ordinance Sec. 10-18r.

a. Recommended by: David Mann, President *[Signature]*, Todd Helmkamp, Vice President *[Signature]*, Kathy Kope _____, Phil Dawson *[Signature]*, Melissa Westafer MW, Gary Kope _____. Approved: Y / N

8. Zoning Ordinance Sec. 10-19c.

a. Recommended by: David Mann, President *[Signature]*, Todd Helmkamp, Vice President *[Signature]*, Kathy Kope _____, Phil Dawson *[Signature]*, Melissa Westafer MW, Gary Kope _____. Approved: Y / N

9. Zoning Ordinance Sec. 10-37.

a. Recommended by: David Mann, President [Signature], Todd Helmkamp, Vice President [Signature], Kathy Kope _____, Phil Dawson [Signature], Melissa Westafer MW, Gary Kope _____. Approved: (Y) / N

10. Zoning Ordinance Sec. 10-39a.

a. Recommended by: David Mann, President [Signature], Todd Helmkamp, Vice President [Signature], Kathy Kope _____, Phil Dawson [Signature], Melissa Westafer MW, Gary Kope _____. Approved: (Y) / N

11. Zoning Ordinance Sec. 10-40a.

a. Recommended by: David Mann, President [Signature], Todd Helmkamp, Vice President [Signature], Kathy Kope _____, Phil Dawson [Signature], Melissa Westafer MW, Gary Kope _____. Approved: (Y) / N

~~12.~~ Zoning Ordinance Sec. 10-41a.

a. Recommended by: David Mann, President _____, Todd Helmkamp, Vice President _____, Kathy Kope _____, Phil Dawson _____, Melissa Westafer MW, Gary Kope _____. Approved: Y / (N)

13. Zoning Ordinance Sec. 10-48.

a. Recommended by: David Mann, President [Signature], Todd Helmkamp, Vice President [Signature], Kathy Kope _____, Phil Dawson [Signature], Melissa Westafer MW, Gary Kope _____. Approved: (Y) / N

14. Zoning Ordinance Sec. 10-55a.

a. Recommended by: David Mann, President [Signature], Todd Helmkamp, Vice President [Signature], Kathy Kope _____, Phil Dawson [Signature], Melissa Westafer MW, Gary Kope _____. Approved: (Y) / N

15. Zoning Ordinance Sec. 10-56a.

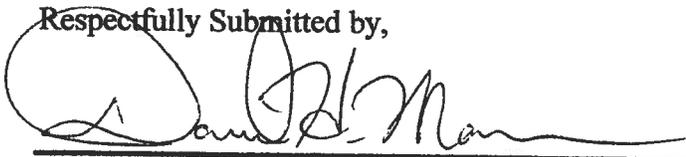
a. Recommended by: David Mann, President [Signature], Todd Helmkamp, Vice President [Signature], Kathy Kope _____, Phil Dawson [Signature], Melissa Westafer MW, Gary Kope _____. Approved: (Y) / N

16. Zoning Ordinance Sec. 10-56c.

a. Recommended by: David Mann, President [Signature], Todd Helmkamp, Vice President [Signature], Kathy Kope _____, Phil Dawson [Signature], Melissa Westafer MW, Gary Kope _____. Approved: (Y) / N

If the BZA finds our variance requests acceptable, the Plan Commission requests a written response for our records, of your approvals and will proceed with their ILP approval process.

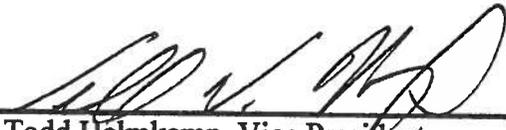
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8/20/15

Date



Todd Helmkamp, Vice President

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Kathy Kope

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August 19, 2015

Lyle Torrence, President
Hudson Board of Zoning Appeals
Hudson, IN 46747

Re: Letter of Recommendation for granting Zoning Variances to ILP #02-2015

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2. Zoning Ordinance Sec. 10-16a.
 - a. Recommended by: David Mann, President _____, Todd Helmkamp, Vice President _____, Kathy Kope _____, Phil Dawson _____, Melissa Westafer _____, Gary Kope _____. Approved: Y / N
3. Zoning Ordinance Sec. 10-16c.
 - a. Recommended by: David Mann, President _____, Todd Helmkamp, Vice President _____, Kathy Kope _____, Phil Dawson _____, Melissa Westafer _____, Gary Kope _____. Approved: Y / N
4. Zoning Ordinance Sec. 10-18.
 - a. Recommended by: David Mann, President _____, Todd Helmkamp, Vice President _____, Kathy Kope _____, Phil Dawson _____, Melissa Westafer _____, Gary Kope _____. Approved: Y / N
5. Zoning Ordinance Sec. 10-18f.
 - a. Recommended by: David Mann, President _____, Todd Helmkamp, Vice President _____, Kathy Kope _____, Phil Dawson _____, Melissa Westafer _____, Gary Kope _____. Approved: Y / N
6. Zoning Ordinance Sec. 10-18p.
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- a. Recommended by: David Mann, President _____, Todd Helmkamp, Vice President _____, Kathy Kope _____, Phil Dawson _____, Melissa Westafer _____, Gary Kope _____. Approved: Y / N

15. Zoning Ordinance Sec. 10-56a.

- a. Recommended by: David Mann, President _____, Todd Helmkamp, Vice President _____, Kathy Kope _____, Phil Dawson _____, Melissa Westafer _____, Gary Kope _____. Approved: Y / N

16. Zoning Ordinance Sec. 10-56c.

- a. Recommended by: David Mann, President _____, Todd Helmkamp, Vice President _____, Kathy Kope _____, Phil Dawson _____, Melissa Westafer _____, Gary Kope _____. Approved: Y / N

If the BZA finds our variance requests acceptable, the Plan Commission requests a written response for our records, of your approvals and will proceed with their ILP approval process.

Respectfully Submitted by,

David Mann, President _____ Date

Todd Helmkamp, Vice President _____ Date

Kathy Kope _____ Date

Phil Dawson _____ Date

Melissa Westafer _____ Date

Gary Kope _____ Date