

New Carlisle Town Council
124 E. Michigan Street, New Carlisle, Indiana
General Meeting, June 9, 2009

President Higgins called the meeting to order with Vice President Groves, Council Member Mell, Council Member Colpitts, Council Member Gelow and Clerk-Treasurer Sue Moffitt present. Also in attendance were Roger Nawrot, Bill Herrbach, Tom Baker, Pat Cummings, Candie Drake, Ken Davis, Jill Doll, Davy Doll, Jason Quirk, Mark Adnson, Deb Adnson, Hunter Groves, John Lloyd, Bob Palm, Jason Wykoff, Jim Banaszak, Steve Vojtko and Doug Glon.

Minutes:

Council Member Gelow moved to accept the minutes of the May 26, 2009 General Meeting as written. Motion seconded by Council Member Colpitts and passed unanimously.

Employee Reports:

Roger Nawrot:

- Has completed the technical review of the one lot subdivision by Cooreman Properties on Meridian Street south of Ada Street. He is requesting a 10' increase in the easement and that the drain easement be increased to 30'.
- Received the drainage plan for "Forest at New Carlisle" tonight for review. He will have a report ready for the June 23rd meeting. The primary has been submitted to the Plat Committee.
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Pat Cummings:

- Attended Level 1 LPA Certification today. This certification is a new requirement for any community prior to receiving federal funds of any kind.

Ken Davis:

- Distributed to the Council an aging report of billings broken into years.
- Proposed removing outstanding accounts over one year out from the books as recommended by the billing agency.

President Higgins commended Ken on the preparation of an outstanding report.

Old Business:

- President Higgins stated that Ordinance 1212 was tabled for a presentation by John Lloyd, attorney for Rolling Prairie Properties as well as resident input regarding the requested rezoning of a ten acre parcel on Marvel Lane.

President Higgins opened the floor to John Lloyd.

- Quoted the five requirements for re-zoning per Indiana Code:
 - (1) the comprehensive plan;
 - (2) current conditions and the character of current structures and uses in each district;
 - (3) the most desirable use for which the land in each district is adapted;
 - (4) the conservation of property values throughout the jurisdiction; and
 - (5) responsible development and growth
- Distributed copies of similar project on University Drive
- Feel that this is an appropriate use of this land
- States comprehensive plan is a guide in Indiana
- They agree to rezone the site plan leaving the remaining parcel as Ag
- Although drainage issue is not part of rezoning they are addressing this issue.
- Asks the Council for a favorable vote.

Mark Adnson: Inquired how drainage plan will work

Bob Palm: They will be required to store surface water and when that reaches 100% capacity they will pipe the overflow to the Taylor Ditch.

Steve Vojtko: Will elevation of project be raised?

Bob Palm: This will be dictated by the Geo-technical report.

Deb Adnson: Inquired of health risks involved with retainage ponds.

Roger Nawrot: No retention basin has been cited as posing a health problem that he knows of.

Steve Vojtko:

- Much money, time and thought went into the Comprehensive Plan.
- This was zoned as LB as a buffer to GB zoning in future growth.
- John McNamara was adamant about the water situation and that nothing be approved unless the drainage issue is resolved.

The requested rezoning was taken under advisement and the Council set a special meeting for Monday, June 22nd at 3:00 PM for further discussion.

New Business:

- Hazardous Waste Clean-Up

Steve Vojtko continues to work on arrangements for a hazardous waste clean-up but costs estimates have come in significantly higher than expected. He hopes to find some type of underwriting for a portion of the cost.

Ordinances and Resolutions:

Ordinance #1215 – An Ordinance Amending Ambulance Fees

President Higgins read Ordinance #1215 in its entirety for the second reading.

Public Comment:

Steve Vojtko:

- Inquired of the status of the property at the west end of Zigler Street that the Town previously began condemnation proceedings on.

Bill Herrbach reports that it has been up for tax sale three times and he continues to research options on this property.

Bills to be Paid

Council Member Mell moved to pay all bills as presented. Motion seconded by Vice President Groves and passed unanimously.

Adjournment

Council Member Mell moved to adjourn the meeting. The motion was seconded by Vice President Groves and the meeting was adjourned at 7:59 p.m.

Carolyn Higgins, Council President

Attest:

Susan I. Moffitt, Clerk-Treasurer