

New Carlisle Town Council
124 E. Michigan Street, New Carlisle, Indiana
General Meeting, August 26, 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, Brian Thompson, Cal Dittmar, Jean Cooreman, Augie Mauer, Andy Goforth, Donna Prestin, Chuck Kring, Marilyn Kring, Ron Ziegert, Donna Ziegert, Larry Cooper, Jim Ford, Dave Lida, Steve Cooreman and Bob Palm

Minutes

Council Member Gelow moved the accept the minutes of the August 11, 2009 General Meeting. Motion seconded by Council Member Mell and passed unanimously.

Recognition of Visitors

President Higgins stated acknowledged the many visitors in attendance to discuss the golf cart issue.

She gave a brief explanation of the latest information regarding the legality of golf carts. HEA 1483, adopted by the state in July, bans golf carts unless a town enacts an ordinance allowing for their use within its corporate limits.

Now that the Town is aware of this issue it must be addressed. President Higgins explained that over the next few weeks the Town will be putting together an ordinance allowing golf carts as well as setting the regulations for their usage.

Bill Herrbach stated that there are many choices involved in the requirements for a golf cart ordinance.

President Higgins will chair a committee with Council Member Gelow to review golf cart ordinance information.

Employee Reports

Bill Herrbach

- Distributed draft copies of the fence ordinance for Council review. He will compare this to with the ordinance Area Plan had prepared prior to putting in ordinance form.

Roger Nawrot

- Received the replat of three lots owned by Chris and John Antonucci on East Ada Street to two lots and sees no problem with this.

Council Reports

Council Member Gelow

- He, President Higgins, Council Member Mell and Council Member Colpitts attended a very informative IACT roundtable last night.

Council Member Colpitts

- When Randy Rodriguez was hired by the Town, reimbursement of his ILEA training was discussed and was to be reviewed following his first year of service.

Council Member Colpitts moved that the Town reimburse Randy Rodriguez \$3,353.99 for ILEA enrollment and equipment purchased for training. Motion seconded by Council Member Mell and passed unanimously.

- Presented Letters of Commendation for Deputy Marshal Randy Rodriguez and Deputy Marshal Shayne Landry.

Randy installed the camera system in the Town Hall and Marshal's Department as well as programming the new computers on his own time.

Shayne obtained desktop computers, cameras and rifles for the department at no cost to the Town through a federal program and also wrote a grant that enabled the Town to obtain the equipment and training for the E-Ticket program. Shayne also installed an alarm system for the Clerk's Office on his own time.

The Council expressed sincere appreciation to both of these officers.

President Higgins

- Asked that the meeting dates for the September council meetings be changed to the 15th and 29th.
- Informed the Council that the Lion's Club will have a K-9 demonstration done by LaPorte County at Memorial Park during their next meeting.
- Has had interest expressed in holding a "farmer's market" at Memorial Park and would like to look into this further for next year.

Vice President Groves

- Has been reviewing the model zoning ordinance with Pat using the existing ordinance and the Comprehensive Master Plan. They feel that we need to write additional standards which could be done at a cost to the Town and include signage, awnings, etc. to tweak the "town center area". These design standards

- would apply when building or significantly renovating buildings in the “Town Center”.

In speaking with Gene Balanzanow of Baker & Daniels, who prepared the model zoning ordinance for Area Plan, they feel that we can accomplish this at a cost of approximately \$1,000.

Council Member Colpitts moved to proceed with having Gene Balanzanow of Baker & Daniels write “Town Center Historic District Standards” for the zoning ordinance at a cost not to exceed \$1,200. Motion seconded by Council Member Mell and passed unanimously.

Bill Gumm

- Wanted to inform the Council that CMK Landscaping has obtained County approval to burn a pile of brush and debris and a burn permit has been issued.

Public Comment

Jean Cooreman distributed packets of information to the Council regarding Wintergreen Meadows Subdivision.

- Steve Cooreman thanked the Council for this opportunity to discuss the Farms at Wintergreen Meadows. They received a letter August 19th from Roger stating that the Town is not comfortable with the new design for the Farms that has been proposed and he would like to know why.
- Roger explained that when annexation was accepted for this property it was for approximately 160 lots with street configuration and park land that was the basis for the financial statement prepared as part of the annexation ordinance. The Town did due diligence in re-working the Master Plan and this does not conform to either the street or utility plan.

Roger further stated that the Town spent approximately \$200,000 to run sewer from the railroad tracks to Wintergreen Road.

- President Higgins stated that the neighborhood concept was discussed when this subdivision was proposed as well and there is no sense of community when you have isolated homes on large lots such as these three.
- Council Member Colpitts stated that the Town loses \$1,000 for each home not counted in the census so if we lose the 140 homes we lose a considerable amount of money. He stated that the Town has spent much money and it will be years before it can be recouped.
- Council Member Groves stated that she feels this proposal is stunting proper growth.

- Dave Lida: There is perfectly good land to develop for parks near the baseball diamonds.

Mr. Cooreman informed the Council that Mr. Lida is the contingent buyer of Lot 1 in “The Farms”.

- Council Member Colpitts: Proper growth requires greenspace for parks. The Town can not afford to add parks just because developers want to build in Town so we must look to the developer as we did with the original proposal for this property.
- Council Member Mell: He understands the situation that the Cooreman’s are in but this plan is not something he can go along with.
- Jean Cooreman: The bottom line is that 130-160 lots were feasible at one time and that was the plan. However they do not have any market for small lots at this time and it will be many years until we see housing starts on regular lots.
- Bill Herrbach: The point is well made but the fact is that this proposed plan does not comply with our thoroughfare plan, utility plan or comprehensive plan.
- Steve Cooreman:
 - Selling large parcels the only way to generate revenue.
 - No market for smaller lots
 - Original proposal was ill conceived because of water tower, I/N Tek and the gas plant to the east. Larger lots will allow screening.
 - Better to carve up into 5-10 acre lots and move on.
 - Originally wanted to see 140 lots but is no longer feasible at this time.

Extensive discussion took place regarding the proposed subdivision with no resolution.

- Bob Palm requested approval of the drainage plan submitted for this subdivision as it was not addressed. Roger will provide a letter on Monday but explained verbally that it would be denied as the overall concept has not been accepted.

Brian Thompson: Thanked the Council for the reimbursement for Randy and the recognition of his fellow officers who are an asset to the department and community.

Bills to be Paid

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

Adjournment

A motion to adjourn was made by Council Member Mell and seconded by Council Member Gelow. The meeting was adjourned at 8:55.

Carolyn Higgins, Council President

Attest:

Susan I. Moffitt, Clerk-Treasurer

Approved 9/15/09