

**MINUTES OF
Rensselaer Advisory Planning Commission Hearing 2023-06
Thursday, September 7, 2023 at 5:30 pm CST**

I. Call to Order: The Members of the Rensselaer Advisory Planning Commission met on Thursday, September 7, 2023 in City Hall Council Chambers. Advisory Planning Commission President Stan Haines called the meeting to order at 5:30 pm CST. Building Commissioner, Joshua Davis, was asked to proceed with roll call.

II. Roll Call:

Present: President Stan Haines, Sean Cawby, Jeff Rayburn, Joe Effinger, Deana Rule, Mike Davis, Secretary - Jessica Call and Building Commissioner - Joshua Davis

Absent: Vice President - Cliff Wood, Bryce Black and Justin Wison

Guests: City Attorney - Jacob Ahler, Robert Schenk and William (Bill) Risner

III. Approval of Past Minutes: President Haines presented the minutes of the previous Advisory Planning Commission meeting 2023-04 held on Thursday, July 13, 2023 and 2023-05 held on Monday, July 24, 2023. Motion made by Rayburn, seconded by Cawby.

Motion Passed.

IV. Old Business: None

V. New Business:

A. Proposed Zoning Amendments

- a. **Swimming Pool Requirements:** Commissioner Davis stated he wants to repeal paragraph 5 of the Swimming Pool Requirements in our Zoning Code, keeping sections A. and B., while replacing sections C. to E. with exactly what the state of Indiana Building Codes require. If the state codes ever change, then our codes will follow.
- b. **Lots and Yard Standards:** Add rear yard standards to subsection A. *District Standards* of the zoning code, as there are front and side yard standards already listed. Commissioner Davis will now be able to prevent/monitor properties such as pole barn style homes being built in residential neighborhoods where they would not coincide with the existing dwellings.
- c. **Residential Dwellings in Business Districts:** Residential dwellings will be permitted as long as the following are observed: no apartments below street grade, they do not occupy frontage abutting street grade, and they have separate means of ingress/egress - unless emergency ingress/egress are required by the state.

B. Recommendation for Resolution PC 03-2023: President Haines entertained a motion to approve the resolution with a favorable recommendation. Motion was made by Rayburn, seconded by Cawby. President Haines requested that Commissioner Davis proceed with a roll call vote.

President Haines:	Yes	Vice President Wood:	Absent
Cawby:	Yes	Rayburn:	Yes
Black:	Absent	Effinger:	Yes
Wilson:	Absent	Rule:	Yes
Davis:	Yes		

Motion Passed.

- C. Petition to Rezone 828 N Melville St from I-1 Light Industrial to R-2 Two-Family Residential / Zone Map Change:** William (Bill) Risner (the Petitioner) explained that the parcels located at 828 N Melville run East and West, which results in them being very narrow. The Petitioner proposed to rezone and then replat the existing two parcels so they are equally sized parcels that would also meet the minimum lot size requirements for R-2. This would allow the Petitioner to construct a duplex dwelling on the empty parcel. Commissioner Davis advised members of the lot requirements for I-1 and R-2. Also, it was unclear from the measurements that could be obtained from GIS that the new lots would meet the minimum requirements. Therefore, a land survey would need to be conducted by the Petitioner before a replat could be done. There was much discussion over how best to proceed with a request of this nature. Rather than rezone only the Petitioner's property the Commission discussed rezoning the entire block that includes the Petitioner's property. Attorney Ahler stated that changes made will need to be presented to the City Council for approval. Also, he suggested that whatever the outcome is, the ordinances need to be enforced or amended. After much discussion, the decision was made to begin the process of rezoning the entire block to R-2, at one time. The Petitioner withdrew his application agreeing with the Commission plan to rezone the whole block. No vote was taken but Commissioner Davis was tasked with polling all the property owners on the block to see if they were in favor of the rezone and to prepare a recommendation for the next meeting.
- D. Re-Appoint Advisory Member to Jasper Co. Advisory Plan Commission:** Jasper County Advisory Plan Commission decided they did not want the City of Rensselaer Building Commissioner to be on the Commission. Mike Davis volunteered. Effinger made a motion, seconded by Rayburn.
- Motion Passed.**
- E. Discussion on Rules and Procedures:** According to IC 36-7-4-401, every Advisory Planning Commission is required to "prescribe uniform rules pertaining to investigations and hearings." Currently the Rensselaer Advisory Planning Commission is not in compliance. Sean Cawby agreed to review the example rules and procedures provided by Commissioner Davis.

VI. Adjournment: President Haines entertained a motion to adjourn the meeting. Motioned by Cawby, seconded by Rule.

Motion Carried - Meeting was adjourned at 6:20 pm CST

Next Meeting: TBD

Minutes Prepared by: Plan Commission Secretary, Jessica Call