

The meeting of the Plan Commission of the City of Hammond, Indiana was held on Tuesday, April 17, 2023, in the Council Chamber, 2<sup>nd</sup> Floor, 5925 Calumet Avenue, Hammond, IN 46320, and via [www.Zoom.us](http://www.Zoom.us), at 6:00 p.m.

President Button called the meeting to order at 6:00 p.m. President Button led the Pledge of Allegiance. President Button called for the roll call.

PRESENT	ABSENT	ALSO PRESENT
Dean Button (IP)	Roger Brock	Brian L. Poland, AICP Director of City Planner
Michael Dye (IP)		
Anne Herbert (Z)		
William Hutton (IP)		Tom Novak Asst. City Planner
Thomas Kazmierczak (IP)		
Dan Spitale (IP)		
Sharon Szany (IP)		Cynthia Rangel for Shannon Morris-Smith Secretary
Marcus Taylor (IP)		
		Dave Westland Attorney

PRESENT – 8

ABSENT – 1

QUORUM

#### APPROVAL OF MINUTES

President Button called for a motion to approve the minutes of the February 21, 2023 meeting. Mr. Dye so moved, seconded by Mr. Hutton. Roll call vote. Dean Button/yes, Mike Dye/yes, Anne Herbert/yes, William Hutton/yes, Thomas Kazmierczak/yes, Dan Spitale/yes, Sharon Szany/yes, Marcus Taylor/yes, Eight “Ayes”, Zero “Nays”, One “Absent”, and Zero “Abstentions”. Motion passed.

President Button called for a motion to approve the minutes of the March 20, 2023 meeting. Mr. Taylor so moved, seconded by Mr. Spitale. Roll call vote. Dean Button/yes, Mike Dye/yes, Anne Herbert/yes, William Hutton/yes, Thomas Kazmierczak/yes, Dan Spitale/yes, Sharon Szany/yes, Marcus Taylor/yes, Eight “Ayes”, Zero “Nays”, One “Absent”, and Zero “Abstentions”. Motion passed.

#### OLD BUSINESS

There was none.

**NEW BUSINESS**

CP-23-05                      Petition of the Hammond Department of Redevelopment to Reclassify Property at 2201 Calumet Avenue, Whiting, Indiana, from S-2 Institutional District to R-1 Single Family Residential District to Construct, Operate, and Maintain a Single Family Residential Subdivision within the City of Hammond, Lake County, Indiana

President Button asked if the notification requirements had been met. Ms. Rangel stated "Yes".

Randell Peterson, Land Surveyor and Engineer, Abonmarche Consultants, 17 N. Washington Street, Valparaiso, IN 46383, represented the petitioner. Mr. Peterson stated the property located at 2201 Calumet Avenue was currently platted as Lot 2 of Clark Fields Addition. The proposal was to rezone the property from S-2 Institutional District zoning to R-1 Residential District. The request to rezone was to construct a single family residential district. The petition for a subdivision would occur after the rezoning.

President Button asked if there were any questions from the Commissioners. There were none.

President Button for a confirmation of the subject property's current zoning. Mr. Peterson stated S-2 Institutional District.

President Button asked if there were any additional questions from the Commissioners. There were none.

President Button opened up the public hearing.

**Carolyn Marsh, 1804 Oliver Street, Whiting, IN 46394**

- Objected to the zoning change from S-2 to R-1.
- Objected to the transfer of land from Parks Dept. to Hammond Redevelopment Commission.
- No mention of the land transfer at any previous public meetings regarding Clark Fields.
- Public is not aware of parcels other than Clark Fields were being transferred and rezoned.
- No resolutions on website regarding the zoning change. Got the information from a letter sent to a resident within 300 feet.
- Objected to R-1 to include commercial in a residential district. This raises a red flag because Calumet Avenue was supposed to be a green space.
- Requested another public meeting with facts that have been withheld from the public.

**Dave Matura, 2130 Superior Avenue, Whiting, IN 46394**

- Here to convince the Commission to not rezone the property.
- What good will this do for the City and average citizen.

- Property taxes will go up with property value increase.
- The soccer fields, tennis courts, and running track was still being used after Clark school was closed.
- Calumet College could use the existing football field and not have to spend money to build one.
- Other citizens within the City would not be able to enjoy the 37 houses built with taxpayer's money.
- Requested the Commissioners weigh the benefit of the community against 37 people.

**Dave Pustak, 2523 New York Avenue, Hammond, IN 46394**

- Website needs updating-request agenda to be posted the day or week before the meeting, notification process is weak.
- Objected to the petition being approved/tabled.
- Property south of the Pavillion would be an alternative. The proposed location was next to the lake. The City will get involved and restrict access to the lake.
- Asked how many residents were notified about the meeting.

President Button closed the public hearing.

Mr. Poland stated the current fire station at the southeast corner of 122<sup>nd</sup> and Calumet Avenue was owned by the City of Hammond. Clark Fields was owned by School City of Hammond and was initially transferred to the Parks Department. The Parks Department transferred the property to the Hammond Redevelopment Commission. The transferring to the Parks Department was ownership only, and that does not automatically make it a park.

Mr. Poland further stated there were internal discussions regarding the staff improving the website. This included posting the agendas and minutes on the website.

The request before the Plan Commission was to change the property to R-1 Single Family Residential District. In all of the residential and commercial districts there are permitted and conditional uses. In the R-1 District, the primary uses were single family and group homes. Non-residential uses would be referred to conditional uses by definition. If a use was contemplated in an R-1 District this would be a conditional use that would be an action before the Board of Zoning Appeals. A similar process of notification to adjacent property owners and a public hearing would be required. Mr. Poland further stated there have been discussions at the Marina public meetings over the past six (6) months about potential commercial uses on Calumet Avenue. The rezoning petition does not encourage commercial uses.

Mr. Poland stated new investments would improve the City's property values. The development would not automatically generate an increase on other property owners' taxes. The American Rescue funds and the State's disbursements to residents was not relevant to the development and local property taxes.

School City of Hammond decided to close Clark School and determined on their own that the football field was no longer needed. The subdivision included outlots with open space within the neighborhood.

Mr. Poland stated Robertsdale had the largest amount of open space in the City. There was an opportunity to open up a new area to provide a new variety of housing stock to retain Hammond residents. Mr. Poland further stated that when Clark Field was active for the high school it also served as a parking lot for more than seventy (70) cars. Noise and air pollution from the cars that utilized the parking lot was higher than the projected seventy (70) cars.

The City of Hammond's population has declined over the last three (3) Census counts. The objective was to stem the tide of losing population, and building houses was an opportunity to change the trend.

Mr. Poland addressed the State statute regarding the notifications and the three hundred (300) feet requirement. Mr. Poland asked Mr. Peterson to reconfirm the number of letters that were sent out to homeowners. Mr. Peterson stated "42-43 letters". Mr. Peterson further stated a legal notice was published in the Times.

Mr. Peterson stated the property was made up of multiple parcels that were re-platted into one (1) lot. Mr. Poland further stated a two (2) lot subdivision process was done to create the new fire station site. The southern end of the property would be the location of the new fire station. The rezoning excluded the fire station and would remain an S-2 Institutional District. The fire station was located on Lot 1 of Clark Fields Addition. The rezone would apply to Lot 2, which was 85% of the subdivision.

President Button stated currently no property taxes or gaming funds were currently being used for cost of the infrastructure. The City Council has approved an ordinance to set aside revenue from the American Rescue Plan funds for the infrastructure development.

President Button asked if there were any questions from the Commissioners.

Mr. Poland summarized the staff report, but it is presented below in its entirety.

#### **BACKGROUND**

The petitioner, the Hammond Redevelopment Commission, as owners of the property have filed to rezone the property from S-2 to R-1. The property was the Clark High School Athletic Fields and is referenced as Lot 2 Clark Fields Addition. With the closing of the school, the intent is to transform the property into a new residential development. The resubdivision is a separate petition.

The existing fire station will remain until the new station is constructed to the south on Lot 1 of Clark Fields Addition.

**Subject property and adjacent properties, present use and zoning classification**

The subject property is currently zoned S-2 Institutional District. To the north is a residential neighborhood zone R-1U. To the west is Wolf Lake zoned S-1 Recreational Facilities and Open Space. To the South, the proposed site for the new fire station will remain S-2 zoning. To the east is Lake George North Basin zoned S-1. The uses are in compliance with the zoning district.

**ANALYSIS**

State statute identifies five criteria to be addressed when considering a zoning petition.

1) Comprehensive Plan

The subject property is located in Planning District I Robertsdale Planning District. The City of Hammond's 1992 Comprehensive Land Use Plan recommends that the property is institutional reflecting the use as the playing fields. The Comprehensive Plan did not anticipate the closing of Clark School and providing an opportunity to transform the property and this part of Robertsdale.

2) Current conditions and character

The subject property is vacant since the closure of the high school. The existing fire station is operational and is in good condition.

3) Most desirable use for the property

Opportunities like this do not occur on a regular basis. The closing of a school is creating an opportunity to create a new neighborhood to provide for large houses on larger lots not typically found in Robertsdale. The development also incorporates outlots to be used recreationally (active or passive) and provide for buffering from the Calumet Avenue traffic.

4) Conservation of property values throughout the area

New development, in general, has a positive effect on property values. Larger Houses will help raise the property values for themselves and for the surrounding neighborhood.

5) Responsible development and growth

This is a unique opportunity for Hammond to develop a new residential neighborhood and provide for more variety in the housing stock with larger homes on larger lots.

**STAFF RECOMMENDATION**

Staff recommends that the Plan Commission forward the petition to the City Council with a favorable recommendation.

If the Plan Commission agrees with the recommendation, the staff requests that this report is adopted by the Plan Commission as Preliminary Findings of Fact.

The presentation was concluded.

President Button asked if there were any questions from the Commissioners. Mr. Button asked if the existing fire station would remain and if it was a part of the subdivision. Mr. Poland stated the fire station was not a part of the rezoning process. The fire station

would remain in place at this time. President Button further stated that the City was in negotiations to construct a new fire station on the south end of Lot 1. President Button called for a motion that the Plan Commission forward the petition to the City Council with a favorable recommendation. Mr. Dye so moved, seconded by Ms. Szany. Roll call vote. Dean Button/yes, Mike Dye/yes, Anne Herbert/yes, William Hutton/yes, Thomas Kazmierczak/yes, Dan Spitale/yes, Sharon Szany/yes, Marcus Taylor/yes. Eight "Ayes", Zero "Nays", One "Absent", and Zero "Abstentions". Motion passed.

President Button called for a motion that the Plan Commission adopt the staff report as preliminary findings of fact. Mr. Dye so moved, seconded by Mr. Taylor. Roll call vote. Dean Button/yes, Mike Dye/yes, Anne Herbert/yes, William Hutton/yes, Thomas Kazmierczak/yes, Dan Spitale/yes, Sharon Szany/yes, Marcus Taylor/yes. Eight "Ayes", Zero "Nays", One "Absent", and Zero "Abstentions". Motion passed.

CP-23-06      Petition of the Hammond Department of Redevelopment for a 37 Lot and 6 Outlot Subdivision known as Clark Fields Second Addition to the City of Hammond in a R-1 Single Family Residential District Located at 2201 Calumet Avenue within the City of Hammond

President Button asked the secretary if the notification requirements had been met. Ms. Rangel stated "Yes".

Randell Peterson, Land Surveyor and Engineer, Abonmarche Consultants, 17 N. Washington Street, Valparaiso, IN 46383, represented the petitioner. Mr. Peterson stated there was a 37 Lot single family residential subdivision, with 6 outlots. The property was a triangular shape. There was a loss of efficiencies in laying out square lots. However, there was an opportunity to take advantage of the peculiar areas by turning them into outlots that would be used for open space, landscaping, and an internal trail along the side of Lake George and buffering to Calumet Avenue.

There was a tier of lots along Calumet Avenue that would be 70 feet wide by 210 feet deep. This would allow for spacing between the road and houses. The other lots throughout the property would be approximately 80 feet wide and 130 feet deep. The streets would be constructed to the City's standards per gutters, drainage, sanitary, sewers, and water mains to provide utilities. Mr. Peterson reviewed the various locations that would have green space that would be designated for buffering and recreation. There was a tree line along Lake George that would remain intact, and there would be planting of new trees and active play areas.

Mr. Peterson concluded his presentation.

President Button asked if there were any questions from the Commissioners. Mr. Dye asked what the average square footage that could go on each lot. Mr. Peterson stated approximately a 70-foot-wide house. Mr. Poland stated there have been discussions of

covenants, but nothing had been finalized. Mr. Dye asked if basements were anticipated with a high-water table. Mr. Peterson basements were not anticipated. President Button asked if there were any additional questions from the Commissioners. There were none.

President Button commented that there was a large water main that would run through the middle of the site. Abonmarche did a great job with the layout of the subdivision plan to accommodate the utilities.

Mr. Spitale asked if there would be a Cul-de-sac. Mr. Peterson stated there would be one Cul-de-sac at Lake Street to the far east. Lake Street was currently a dead end, and the west side of Lake Street was currently being developed to match the east side of Lake Street. The Cul-de-sac would replace the dead-end street. Mr. Spitale asked how many homes would be on the Cul-de-sac. Mr. Peterson stated there would be three (3) new homes and there were four (4) existing homes.

Mr. Kazmierczak asked if there would be an auction of the lots and if the purchaser would be able to design their own homes. President Button stated there would be an auction of the lots. President Button further stated there was a legal consultant working on the nature and types of homes/architectural design preference. Documentation would be made available to the purchasers. Mr. Dye stated there would be a covenant in place for the builders and developers to meet a certain criteria with the housing design.

President Button asked if there were any additional questions from the Commissioners. There were none.

President Button opened up the public hearing.

**Carolyn Marsh, 1804 Oliver Street, Whiting, IN 46394**

- Was this a public hearing on rezoning? Did not understand the plat was being finalized today. Information was not getting to the public.
- Wanted clarification that School City of Hammond gave property to the Parks Dept., and the Parks Dept. gave the property to the Redevelopment Commission.
- Public was not notified that Clark Field was transferred to the Parks Dept.
- The public picked 24 lots at the public meeting. The 24 lots were not being honored if there were 37 lots.
- George Lake was polluted. Mitigation would be needed, and fines given to Poly John, Whiting Metals, and Federated Metals.
- Nothing should be done because the area was being considered as a national priority list as a USEPA Superfund site.
- Clark High School and Middle School buildings were in the hands of the State. The development should be delayed.

**Dave Matura, 2130 Superior Avenue, Whiting, IN 46394**

- Disappointed in the vote.

- Did not see the buffer that the City Administration and Engineering stated would be considered at the Marina meeting. The buffer would be complete by eliminating Lot 4 and Lot 37. The eliminated lots could be green space. Consider removing Lots 4 & 37.
- Play area next to bike trail was not a good location because the bikers ride by fast on the trail. This could be dangerous.
- Did not think a Cul-de-sac was needed. There were existing houses without a Cul-de-sac.
- A portion of the properties were owned by single property owners. Notices essentially went to 1 family that owns multiple properties.
- The write up from the City states the fire station was operable and in good condition. He was confused about why a new fire station was needed.

**Dave Pustak, 2523 New York Avenue, Hammond, IN 46394**

- Corrected himself on the number of letters that went out. Wanted to know how proof of delivery was received.
- Did not hear about the barrier between the housing and the bike trail. Will there be an actual barrier?

**Elizabeth Kurella, 2133 Davis Avenue, Hammond, IN 46327**

- Requested to see the plat that was being discussed.
- Requested an explanation of the differences that Ms. Marsh stated was discussed at the Marina meeting regarding the plat, and what is being presented tonight.

President Button closed the public hearing.

Mr. Poland stated there was a property exchange between the School City of Hammond and the Parks Department. The City of Hammond transferred Civic Center property to the School City of Hammond, and the School City of Hammond transferred Clark Field to the City of Hammond. President Button further stated there were public notices and meetings handled through the Parks Department and the School City of Hammond

Mr. Poland further stated the reason Clark Field was transferred from the Parks Department to the Redevelopment Commission was because the State statutes were written related to what City entity could dispose of property. The Redevelopment Commission was the appropriate entity to auction and sell the property.

Mr. Poland stated he was present at the meetings at the Marina and there were over one hundred (100) people present at both major meetings.

The City of Hammond was well aware of the Federated Metals and Poly Johns situation. There was nothing in the information about Federated Metals and the Superfund designation that had an effect on Clark Fields. Clark Fields was not a Superfund site. The Hammond Department of Environmental Management worked closely with the Indiana Department of Environmental Management regarding Poly Johns and the plastic pellets. Mr. Poland further stated the Hammond Department of Environmental Management has



done its due diligence regarding Clark Field and there were no environmental problems resulting from their review.

The ownership of Clark Middle/High School was still under the School City of Hammond. The state law provision that School City of Hammond has to follow regarding the disposal of school property was an issue of the School City of Hammond and was not a part of this petition.

Mr. Poland stated the vast majority of the outlots would be passive. The proposed landscaping showed a vast majority of the outlots would be passive. There was one (1) play area that was intended to be passive with connections from the residential neighborhood to the bike trail. The outlot along Calumet Avenue would be a buffer, and not an active recreational area.

The issue of the cul de sac was to integrate and coordinate the streets with the existing street system. The area on Lake Avenue that was being dedicated as part of the subdivision was to get this portion of the circle into the right-of-way. There would be 95% of the cul de sac would fit into the existing public right-of-way which was sixty feet (60 ft).

It was common within the City of Hammond to have more than one property owned by the same property owner.

There was clarification on the statement that the fire station was in good standing. The fire station was an active fire station that has done its job for a number of years to serve the neighborhood. The fire station did not meet the current requirements. The new fire station would allow the fire station to receive new and better equipment. The newer trucks were larger and larger bay areas were needed.

Mr. Poland further stated certified mail included a white receipt and a green card. The white receipt was proof that the sender placed the mail into the mailing system. The green card was proof that the mail recipient received the sender's mail. The state statute states that proof of notification was required.

Mr. Peterson stated the existing trees along the trail would remain in place as a buffer. There was no plan to create any other buffers. There would be trees added to the other outlots. President Button asked Mr. Peterson how he would characterize the growth along the bike trail. Mr. Peterson stated there was a combination of decent stands of trees, and some that were an underbrush that basically needed a general clean up. President Button asked if there was an open or any direct connected areas between Clark Fields to the bike trail. Mr. Peterson stated "No". President Button asked if it was easy for a person to pass between the bike trail and the current property. Mr. Peterson stated "No". President Button asked if there were any plans to improve access to the bike trail. Mr. Peterson stated reconstruction of the access off of Lake Avenue. There would be an addition of two (2) more connections from the internal streets of the subdivision. President Button

asked how far was the play area from the bike trail. Mr. Peterson stated fifty (50) to seventy-five (75) feet at the closest point, and another one hundred (100) feet at the furthest point. Overall, the play area would be two hundred (200) feet from the bike trail at the furthest point.

There was discussion on the previous plans that were presented to the public and the plan that was currently presented to the Commissioners. This plan was most favored by the public.

President Button asked if there were any additional questions from the Commissioners. There were none.

Mr. Poland summarized the staff report, but it is presented below in its entirety.

### **BACKGROUND**

The Redevelopment Commission is seeking to resubdivide Lot 2 of the Clark Fields Addition into a residential neighborhood. The property is the former athletic fields for the now closed Clark High School. It also is the location of the Robertsdale Fire Station. Lot 1 of the Clark Fields is the proposed location of the new fire station and is not a part of this resubdivision.

The City conducted several public meetings to discuss the potential layout options of the subdivision. It was important for the neighborhood have all residential lots, a buffer from Calumet Avenue and as much open spaces as possible.

The proposed subdivision consists of 37 single family lots 9801 SF to 19,006 SF. All lots exceed the minimum size and frontage requirements for R-1 Single Family Residential district. The subdivision includes 6 outlots which are for open space.

Four street segments are to be dedicated. Stanton Avenue and Davis Avenue are extensions of the existing North-South Streets. The East-West Streets are 122<sup>nd</sup> Place (which is being corrected to 123<sup>rd</sup> Street) and 123<sup>rd</sup> Street (which is being corrected to 123<sup>rd</sup> Place). The streets are 60' wide to be consistent with adjacent streets.

All of the sewer and water utilities have been designed. The major water transmission line serving the south part of the City and beyond lies within the proposed Davis Avenue and Outlot D. The second water transmission line follows the alley along the Lake George Trail that was rededicated in the Clark Fields Addition. The easements for the water service lines in Stanton Avenue, Outlot B, Lots 30 and 37 are released with the lines abandoned in place. The release of easement document is recorded and the Utility easements are shown for the utilities including the Sidewalk Easement along Calumet Avenue that was originally created in Clark Fields Addition.

**STAFF RECOMMENDATION**

The subdivision plat has been sent out for agency review. As noted above, Comcast's request has been incorporated into the plat. NIPSCO did object to the utility easement in the rear of the lots. No other objections or concerns were received.

The staff's opinion is that the plat meets the requirements set forth in the Subdivision Control Ordinance and recommends for preliminary and final approval of the subdivision plat, subject to technical corrections and the Council approving the rezoning

If the Plan Commission agrees with the staff report as amended, it is recommended that the staff report is adopted as findings of fact.

The presentation was concluded.

President Button asked if there were any questions from the Commissioners. Mr. Hutton asked if all utilities would be underground. Mr. Poland stated "Yes".

President Button asked if there were any additional questions from the Commissioners. There were none.

President Button asked if there was anything in the future that would prevent Lot 4 and 37 from being developed into green spaces. Mr. Poland stated "No".

Mr. Hutton asked if the Plan Commission would need to approve the future development of Lots 4 and 37. President Button stated the Lots could be approved as presented. If the administration decided not to develop Lots 4 and 37 if houses were not built on, the lots could be converted to park land.

President Button asked if there were any additional questions for Mr. Poland. There were none.

President Button called for a motion that the Plan Commission grant preliminary and final approval of the subdivision plat, subject to technical corrections and the Council approving the rezoning. Mr. Dye so moved, seconded by Ms. Szany. Roll call vote. Dean Button/yes, Mike Dye/yes, Anne Herbert/yes, William Hutton/yes, Thomas Kazmierczak/yes, Dan Spitale/yes, Sharon Szany/yes, Marcus Taylor/yes. Eight "Ayes", Zero "Nays", One "Absent", and Zero "Abstentions". Motion passed.

President Button called for a motion that the Plan Commission adopt the staff report as amended as findings of fact. Mr. Dye so moved, seconded by Mr. Kazmierczak. Roll call vote. Dean Button/yes, Mike Dye/yes, Anne Herbert/yes, William Hutton/yes, Thomas Kazmierczak/yes, Dan Spitale/yes, Sharon Szany/yes, Marcus Taylor/yes. Eight "Ayes", Zero "Nays", One "Absent", and Zero "Abstentions". Motion passed.

**CORRESPONDENCE**

There was none.

**COMMISSIONER'S COMMENTS**

There were none.

**STAFF COMMENTS**

Mr. Poland advised the Commissioners that there would not be a May 15, 2023 Plan Commission meeting.

**PUBLIC COMMENTS**

Carolyn Marsh, 1804 Oliver Street, Whiting, IN 46394, asked when the City Council would vote on the rezoning. Ms. Marsh asked when the covenants for the Clark Field 2<sup>nd</sup> Addition would be made public. Ms. Marsh further stated George Lake was public property and all residents should be notified, including renters. Ms. Marsh commented that she attended all of the public meetings for Clark Fields and there were not 100 people in attendance at any meeting.

Elizabeth Kurella, 2133 Davis Avenue, Hammond, IN 46327, stated it was not discussed that the residents wanted the plans with the maximum green space. Ms. Kurella asked if the plans with the green space were turned into lots, and why wasn't the green space retained.

Mr. Matura commented that there was an article in the paper regarding a high fire danger near the Gary Airport near the tall fragmities. Lots 4 and 37 were along the bike trail and there were tall fragmities that would be close to houses and was afraid the houses would be at risk. Mr. Matura further stated a lot of tress were invasive species and recommended the invasive species be removed. This would remove the fire hazard.

Mr. Poland asked President Button for permission to clarify and answer questions from the public comment. President Button stated "Yes".

Mr. Poland advised the public that the rezone petition would be submitted to the City Council by the 10 a.m. deadline on Wednesday, April 19, 2023. The petition would be introduced to the City Council at the April 24, 2023 meeting.

Mr. Poland advised the public that according to the State statute property owners are to be notified. It would be the responsibility of the property owner to advise their tenant of any pending petitions.

**ADJOURNMENT**

President Button called for a motion to adjourn, Mr. Hutton so moved, seconded by Mr. Spitale. The meeting adjourned at 7:52 p.m. "Ayes" all. Motion carried.

Hammond Plan Commission  
April 17, 2023  
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**PREPARED BY**

Shannon Morris-Smith

Shannon Morris-Smith,  
Secretary to Plan Commission

**APPROVED BY THE PLAN COMMISSION**

DBA

Dean Button, President

Date Approved: 8-21-23