

**Town of Santa Claus
Advisory Planning Commission**

Date: 11/18/2024, Meeting called to order at: 5:30 pm CT

Members Present: J. Stillman, B. Warran, R. Goffinet, K. Burke, R. Luthy, R. Grundhoefer, R. Boehm (via phone)

Members Absent:

Also Present: Atty. K. Patmore, Z.A. T. Hays, T. Grundhoefer (Back 9 Devel), Davin Spayd (Cash and Waggoner), Ruger Kerstiens (Premier Property Management) Brad Eckerle (Brosmer Land Surveying)

Old Business: None

New Business: Luthy presents for consideration, minutes from the October 21, 2024, meeting. Burke motions to approve minutes as written, and Goffinet seconds. Motion carries.

Public Hearing for Back 9 Development, Preliminary Plat Approval.

Davin Spayd of Cash and Waggoner present to discuss the desire for a preliminary plat approval. The developers wish to defer final approval of plat until all infrastructure is installed, namely, water and sewer lines and streets. A construction bond will not be required under this circumstance.

Burke motions to grant the preliminary plat approval request, and Grundhoefer seconds. Motion carries. Motion to close public hearing made by Stillman, second by Warran. Motion carries. The hearing is closed at 5:33 pm.

Attorney Patmore reminds the developer they have 2 years to get final plat approval.

Stillman motions to approve the partial plat and Warran seconds. Motion carries.

Public Hearing for rezoning- of approximately 4.5 acres, request by Kerstiens Capital Partners LLC. Hearing opened at 5:35 pm.

The rezoning request is to, reclassify from the current Commercial-C, and Agricultural-A, to Medium Density Residential-R3.

Premier Property Management, represented by Ruger Kerstiens, describes property concept.

Kerstiens gives synopsis of construction type and design.

One letter of objection from Phillip Michel was read by President Stillman. The objections made by Mr. Michel are as follows.

- 1. Increased traffic and associated safety concerns**
- 2. Adverse economic impact-increase cost of existing rentals**
- 3. Impact on the character of the surrounding community.**

Eckerle gives a brief description of the project and adjacent 1997-rezoning to R3.

Eckerle states it is the intent of the developers to maintain the character of the surrounding community. Eckerle is working on final plans and design.

Member Goffinet states that the town needs new development and affordable housing.

Stillman motions to close the hearing, and Luthy seconds. Motion carries. Hearing closed at 5:56 pm.

Subsequently, Stillman motions to give to the Town Council, a favorable recommendation for re-zoning, and Luthy seconds. Motion carries.

In other business, Stillman explains that beginning on July 1, 2025, any meetings held in the meeting room of the town hall must be televised.

Attorney recites excerpt from IC 5-14-1.5-2.9 (concerning State and Local administration).

Stillman motions to seek another meeting venue in 2025, however, the same meeting days and times will remain the same. Luthy seconds, and the motion carries with one Nay.

— Stillman and Grundhoefer terms are up at the end of the year. Both have decided to remain on the Commission.

There being no other business before the APC Grundhoefer made a motion to adjourn. The motion was seconded by Warran and unanimously passed. Adjournment at 6:20 pm



President Jeff Stillman




Vice-President Kevin Burke



Secretary Russ Luthy Date 12.16.24



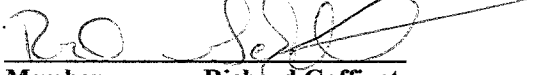
Member Randy Boehm



Member Robert Grundhoefer



Member Brian Warran



Member Richard Goffinet