

# PLAN COMMISSION MINUTES

Monday, April 27, 2009

7:00 P.M.

## A. ROLL CALL

Members Present:

Mike Hall - President  
Dennis Kraus, Jr. – Vice-President  
Mark Lehmann  
Jake Hoog  
Dan Lansing  
Ken Nelson  
Ralph Thompson  
Russell Beiersdorfer

Mark McCormack – Director of Planning  
Arnold McGill – Attorney

Members Absent:

Mike Hornbach

## B. ACTION ON MINUTES

No minutes to approve at this time.

## C. OLD BUSINESS SCHEDULED TO BE RE-OPENED

There was no old business.

## D. OLD BUSINESS TO REMAIN TABLED

There was no old business.

## E. NEW BUSINESS

- 1. Request:** Primary Approval for a 5-lot subdivision for the creation of a medical office facility.
- Applicant:** Land Consultants / Owner: Health Services Corp of S.E. Indiana
- Site Location:** State Road 48 and Wilson Creek Road
- Legal:** Sec.8/9 , T 5, R 1, Map # 07-08/07-09, Parcel # 008/021
- Township:** Lawrenceburg                      **Size:** 71.66 Acres

**Zoning: Restricted Business (B-1)**

Mr. McCormack states that the Applicant is requesting Primary Approval for Phase 1 of the Dearborn County Medical Office Campus, an institutional and commercial project proposal designated to accommodate 140 assisted living and 60 dependent dwelling units, in addition to medical office uses. He states that this proposal consists of 5 tracts—one of which is non-buildable and two of which are situated entirely within the City of Lawrenceburg. He further states that the City of Lawrenceburg will be reviewing an annexation proposal within the next few months (to be effective in 2010 when the US Census-imposed restriction on new annexations lapses). He reviews the staff report and shows slides.

Mr. Lehmann asks if there were any changes made by the Commissioners during their zone change public hearing.

Mr. Thompson states that no changes were made. Commissioners are only able to review what has been forwarded to them by the Plan Commission and cannot make any changes without sending an application back to be reviewed by the Plan Commission.

Mr. Jeff Talkers, of Land Consultants, states that he is willing to answer any questions from Board.

Mr. Hall asks for clarification on the turn on Wilson Creek Road.

Mr. Thompson asks if there are any sight distance issues, and if there is any construction where the slope exceeds 20%. He also expresses concern for the cemetery located on the property.

Mr. Talkers states that he is working with the City of Lawrenceburg and INDOT on the entrance on State Road 48, and that there are no sight distance concerns. The Applicants intend on lining the Wilson Creek entrance up with the hospital's garage entrance. He further states that the Applicant's intent is to open the first phase of this project in 2010—with the first building owned by the hospital, and then proceeding with the second larger building. The Alzheimer's building will be the third building constructed, followed by patio homes as a subsequent phase of the development. He explains that the geotechnical report will be submitted to the Planning Office next week and that the 20% areas are outside the building areas. He states that the best (existing) topography is towards the front of the property, where they plan to locate the larger buildings. They intend on leaving the back acreage as greenspace to preserve viewpoints; they will intend to maintain a 75-foot setback around the cemetery to comply with the State's cemetery regulations.

Mr. Kraus clarifies that if applying through DNR the setback is 75 feet; however, if you the Applicants do not obtain approval from the DNR, the setback increases to 100 feet.

Mr. Hall asks how much soil will be imported to the site.  
Mr. Lehmann asks about the parking design.

Mr. Talkers explains that there will be no soil importing; the Applicants plan to balance the site by grading. He also states that there will be adequate parking for the facility. The design will be similar to other community medical office buildings.

*No public to comment.*

Mr. Thompson feels that this proposal is appropriate for the area.

Mr. Nelson made a motion to approve the primary plat for this 5-lot subdivision for the creation of a medical office facility on State Road 48 & Wilson Creek Road in Lawrenceburg Township, Sections 8 & 9 for 71.66 acres, zoned Restricted Business B-1. Mr. Kraus seconded. All in favor. None opposed. Motion carried.

## **F. ADMINISTRATIVE**

Mr. McCormack gives a brief update:

- Bond Report – working with Mr. Elvin Miller on Wilmington Hills.
- Ron Barnhart was hired as new Assistant Planner.
- Grants:
  - West Harrison received \$85,000
  - Manchester Township received \$42,000
  - U.S. 50 Development received \$1.8 million
  
- Complaint filed on local surveyor

Mr. Thompson made a motion to adjourn the meeting. Mr. Kraus seconded. All in favor. None opposed. Motion carried.

Meeting adjourned at 7:38pm.

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Mike Hall, President

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Mark McCormack, Director of Planning & Zoning