

**DELPHI PLAN COMMISSION**  
February 20, 2024 – 6 PM  
Second Floor, City Building, 201 S. Union Street

President Sandy Flora opened the meeting at 6 p.m.

**Attendance:**

| PC Member               | Present | Absent |
|-------------------------|---------|--------|
| Sandy Flora (P)         | X       |        |
| Spencer Kingery (VP)    |         | X      |
| Christina Langsdorf (S) | X       |        |
| Dick Bradshaw           | X       |        |
| Brian Garrison          | X       |        |
| Jacob Grist             |         | X      |
| Denny Myers             | X       |        |

Members were sworn-in for the new year.

The Dec. 18, 2023, meeting minutes were reviewed. Motion to approve by Dick Bradshaw, second by Brian Garrison. Motion passed unanimously.

Slate of officers were voted on – President: S. Flora, V. President: S. Kingery, Secretary: C. Langsdorf. Slate was approved unanimously.

The agenda was reviewed, and no changes were made.

**Old Business**

1. None

**New Business – Public Meeting**

1. PC24-001-SP Bowen Estates – Secondary Plat for Section 1
  - Petitioner Presentation
    - The petitioner is requesting approval of the secondary plat for Section 1 of Bowen Estates, the first section of a major residential subdivision with 42 of the 175 lots. This portion of the project contains 17.44 acres and is located on the south side of Riley Road, east of Prince William Road. The petitioner is Greg Milakis, and the property owner is MGH Delphi Development, LLC.
  - Staff Report
    - The Technical Advisory Committee (TAC) reviewed the plans on January 29, 2023. The proposed section of the subdivision is in compliance with the standards of the Unified Development Ordinance as well as the newly adopted Standards and Specification Manual, including:

- Lot Size: Minimum lot size is 6,000 sqft, although most of the lots throughout the subdivision are much larger than this.
  - Streets: All internal streets will be public and built to the city standards.
  - Sidewalks: Sidewalks will be constructed on both sides of the internal streets.
  - No waivers from the standards of the UDO have been requested.
- Staff Recommendation:
  - Because the proposed secondary plat meets the standards and requirements of the UDO, Staff recommends that the PC approve the secondary plat for Section 1 with the condition that any unresolved issues identified by TAC be resolved before site work may begin.
- Plan Commission Discussion with Petitioner answering questions.
  - Each section will have to be submitted through the secondary plat process.
  - Lot dimensions are fixed once the secondary plat is approved.
  - Infrastructure will be put in by section, prior to home construction. Building permits will not be issued prior to infrastructure being installed.
  - Detailed plans are being reviewed by the Technical Advisory Committee.
  - Will Vine St be extended? There are active conversations in the technical review, but the plan targets extending Vine St. Riley Rd is currently the only public access point to section 1.
  - A retention pond will be built before houses are built. These will be wet ponds. Ponds have controlled water release.
  - Utilities will be underground. UDO does not allow above ground utilities.
  - Streets will be to city standards.
  - The drainage issue will be a larger focus in sections 2 – 4. The county surveyor is involved in discussions.
  - 1600-1800 square foot range for ranch houses. Would be a mixture of built homes (spec homes) and custom homes.
  - The landowner is part of MGH Delphi Development LLC with Greg Milakis.
  - Street and sidewalk dimensions comply with city standards.
  - Drainage and Utility Easements (D & UE) are 20 feet to allow access for utilities.
  - Will homeowners be required to join an HOA? Yes. UDO requires HOA to maintain common areas in subdivisions. HOAs are generally stood up when about 75% of the subdivision is built/sold.
  - There will be a meeting at the PC/public meeting for each section.
- Comments from the public
  - Dan McCain provided the following comments:

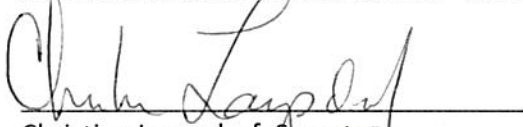
- Drainage concerns in future section are the focus. Dan has spoken with the person who used to farm the area and continues to be concerned about flooding. There has been recognition of recent questions/discussion around the Guilford drain. Suggestion is to remove 15 – 20 lots or reconfigure them in a future section to address drainage issues. Design is not maximizing the natural retention needs. Everyone needs to be sure the capacity of the drain is appropriate as future fixes will be complex and expensive. Section 1 will partially drain away from the Guilford drain.
- Closing Remarks by Petitioner
  - Ponds are not fenced. A ten-foot safety ledge is built into the cross section of the ponds.
  - Dan is asking the right questions. The developer has looked at tributaries in and around the subdivision. They will have to build up in the areas of concern. Over 20 borings have been completed to understand soil saturation, etc. A lot of modeling is being done. The design will have to include a way to move water away from homes in the event the ponds clog/overrun.
- Christina Langsdorf moved to approve the secondary plat for Section 1 on the condition that any unresolved issues identified by TAC be resolved before site work may begin. With a second from Brian Garrison.
  - PC Discussion: It was noted that discussions are being held with the Technical Advisory Committee (TAC) on the potential construction road at Vine St. Deb Luzier confirmed that the HOA would be reviewed by the City to ensure it does not conflict with the UDO.
  - Motion passed unanimously.

#### **Announcements**

- Deb Luzier noted that a potential list of amendments to the UDO will be presented to the Plan Commission next month.

There was no other business from the floor and no additional announcements.

There being no other business, Brian Garrison moved to adjourn with a second by Dick Bradshaw and the motion carried. The meeting was adjourned at 7:09 p.m.

  
Christina Langsdorf, Secretary