

**DELPHI PLAN COMMISSION**  
March 18, 2024 – 6 PM  
Second Floor, City Building, 201 S. Union Street

Mayor Yates 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       |        |

The February 20, 2024, meeting minutes were reviewed. Motion to approve by Dick Bradshaw, second by Brian Garrison. Motion passed unanimously.

The agenda was reviewed, and no changes were made.

**Old Business**

1. None

**New Business – Public Meeting**

1. **Docket PC23-006-MS.** The petitioner is requesting approval of a primary plat and secondary plat for a Minor Residential Subdivision with three lots and a common area. The subject property contains 0.90 acres and is located on the west side of Robinson St, at approximately 208 N Robinson St. The petitioner and owner are Hammons Development

- Petitioner remarks:
  - Previous public comments asserted this would be subsidized housing, that is incorrect. This is a private endeavor via Hammons Development. Rent subsidies are also not being accepted for this development. Rent in existing homes in other locations is \$1500-\$2400/month. Rent projection is approximately \$1500/month for these duplexes.
  - Common area is the lowest point on the property; not building in that area will assist with drainage as it remains a “soft” surface.
  - Cul de sac on Elizabeth St. will not be accessible.
  - Common driveway will never be the responsibility of the City, per the plat.

- Parking was recommended to be in the common area, but the petitioner feels the private drive on the plat would be sufficient at 20 feet wide.
- Construction schedule is dependent on the schedule for widening of Robinson St.
- Staff Report
  - The proposed minor subdivision plat is in compliance with the standards of the Delphi UDO that is currently in effect for the R1 – Suburban Residential district (formerly U-1 Urban Residential District). This includes:
    - Lot Size: all lots are at least 4,500sqft. (Lot 1 - 10,045sqft, Lot 2 – 9,418sqft, and Lot 3 – 9,605sqft)
    - Setbacks: The front setback from Robinson Street is the minimum 25 feet and the front setback from the internal shared driveway is the minimum 25 feet. Side setbacks are the minimum 7 feet, and the rear setbacks are the minimum 20 feet.
  - Additional standards were requested and have been added to the plat:
    - The private access easement for a shared driveway must terminate at least 7 feet from the property line (to prohibit access to the Elizabeth St cul-de-sac to the west).
    - Utility easements are included across the fronts of the properties.
    - The Common Area (9,864sqft) is labeled as unbuildable.
    - Deed restrictions and covenants:
      - The shared driveway shall be maintained by the developer and/or property owners and shall never be maintained by the City of Delphi;
      - The ownership and maintenance of the common area is the responsibility of the developer and/or property owners.
    - Additional development standards contained in the UDO will be reviewed when applications for individual building permits are received:
      - The minor residential subdivision plat will need to be executed and recorded before a permit can be issued.
      - The covenants shall be reviewed and recorded before a building permit can be issued.
      - There must be space for at least 2 off-street parking spaces per unit. These may be covered (garage) or uncovered.
      - Each unit must have at least 1,000sqft of living area with at least 600sqft on the ground floor (does not count the garage)

- The proposed two-family units will have new addresses assigned off of Robinson Street at the time a building permit is issued.
  - Maximum impervious surface coverage is 40% per lot (this includes structures, driveways, decks, patios, etc.)
- Staff Recommendation
  - Staff recommends that the PC approve the minor residential subdivision with the following conditions:
    - Any unresolved issues identified by TAC shall be remedied before the plat is recorded (including the drainage plan).
    - A 6' opaque privacy fence shall be installed along the western and southern property lines. The fence shall be installed prior to the completion of the third duplex (regardless of the lot number).
- Public Comment
- Staff received emails from three residents with concerns about the proposed development. The concerns include:
  - What is the timing and plan for the future widening of Robinson Street?
  - Area properties frequently retain water, ensuring that additional drainage issues are not created.
  - Will the units be subsidized housing?
  - Construction and construction vehicle traffic will be a burden on Robinson Street and could create drainage issues.
  - A privacy fence is requested to separate the subdivision from neighbors to the south.
  - Where will visitors of the residents park? There is no room for parking on Robinson Street.
  - Limestone is deep in this area, which makes trenching difficult and can contribute to drainage issues.
  - Standing water is a problem in many yards in this area.
- Plan Commission Discussion
  - There were no funds earmarked for the 2024 budget to widen Robinson St. There may be potential to find funding via grants or other sources in 2024. Mayor Yates will begin scoping of new task order related to the widening of the road.
  - Brian Garrison expressed concerns about drainage and safety during construction.
  - Deb Luzier noted that the statute allows for one structure to be built without any changes to Robinson St.



- Denny Myers asked about zoning. Deb Luzier noted that the BZA allowed a special exception on land use last year. Today, the developer is asking to subdivide the land to allow for 3 duplexes.
  - Jacob Grist asked whether the widening of the road would really address the safety/congestion concerns. It was noted that Robinson St. would be built to INDoT standards.
  - Denny Myers expressed concerns about drainage with so much limestone in the area.
- President Sandy Flora suspended the DPC meeting at 6:52pm and opened the public meeting for comment.
  - Randall Piatt 1209 Samuel Milroy Rd.
    - Stated Robinson St. would have to be widened before construction started. No traffic is allowed on Elizabeth St.
    - Parking is an issue as there is no on-street parking.
    - His house sits on solid limestone and it took a special trencher to get through limestone to install water drains.
  - Craig Potts 102 N Robinson St (on corner)
    - Concerned that building will start before road is widened.
    - Kids are now playing on the dead end street.
    - Drainage will be an issue with limestone.
    - This needs to be done properly for safety and drainage issues.
    - Believes the developer is more concerned about money than safety of taxpayers.
- There being no other public comments, President Flora closed the public meeting at 6:59pm and called the DPC meeting back to order.
- Closing Remarks by Petitioner
  - This is a \$1.5 million project as part of Opportunity Zone investments. There is a limited timeframe to invest their capital gains and time is running out.
  - During recent storm, Mr. Hammond did not observe any standing water on the property to be developed.
  - Per Jason Miller, engineer working with Hammonds Development, by law, the development cannot increase drainage than already leaves the property. More dense grass and more concrete are some of the factors used to determine if drainage is adversely affected.
  - The drainage report was comprehensive and the City engineer will have to approve the drainage plans.
  - Development has met all the compliance requirements.
  - Regarding parking, a party can be thrown anywhere in Delphi. If out of control, residents can call DPD.

- Mr. Hammonds said they can provide proper signage on property about what is allowed/not allowed and use law enforcement as necessary to correct that issue.
- PC Discussion
  - Spencer Kingery noted everyone agrees that we have to fix Robinson St. Brian Garrison concurred.
  - Jacob Grist reminded the DPC that the health and safety issues should not be overlooked.
  - Deb Luzier removed parking recommendation from the staff report as she agreed that there would be room for parking on the internal driveway.
- Vote
  - Spencer Kingery made a motion to approve the primary and secondary plat with conditions:
    - Robinson St had to be done.
    - Fencing would be added to keep traffic from Elizabeth St.
    - Drainage and engineering are in compliance with the city.
 Dick Bradshaw seconded.

After DPC discussion regarding what the city promised in 2022 and what can be done legally today by Hammonds Development, Dick Bradshaw called for the question.

The DPC **approved** the primary and secondary plat with the following conditions.

1. The issuance of building permits and construction shall be coordinated with the improvements to Robinson St. once city funding is in place.
2. Fencing added to the west side of the property to keep traffic from Elizabeth St.
3. Drainage and engineering are in compliance with the city standards and approved by TAC.

Vote: Aye: Flora, Kingery, Garrison, Langsdorf, Myers, Bradshaw. Nay: Grist. (6 to 1)

Dick Bradshaw asked about the status of Vine St. and the request for the construction entrance to be kept off Riley Road. Mayor Yates noted it was still in engineering review.

### **Announcements**

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 Christina Langsdorf and the motion carried. The meeting was adjourned at 7:24 p.m.

A handwritten signature in black ink, appearing to read 'Christina Langsdorf', is written over a horizontal line. The signature is fluid and cursive.

Christina Langsdorf, Secretary