



## PLAN COMMISSION

**MINUTES: February 10, 2026, 5:30 PM**

Board/Commission: New Haven Advisory Plan Commission  
Type of Meeting: Monthly Scheduled Public Hearing  
Location: Door #11 Community Room - New Haven Administration Building 815 E Lincoln Highway.

Meeting called to order: 5:30 PM

Members Present:

Mike Mowery (President), Jon Stauffer (Vice President) Nick Goranson, Phil Talarico, Howard Lininger, Becky Hansen, Adam Williams, Anthony Payton, Rick Krutchen

New Haven City Staff Present:

Nathan Hooley, Tyler Smith, Ethan Smart, Pat Hess (legal counsel)

### **OLD BUSINESS**

Review of Minutes of January 13, 2025

Staff informed the Board that minutes were not completed from the January Plan Commission Hearing.

### **NEW BUSINESS – PUBLIC HEARING**

**26-PDP-01 – The Lincoln Apartment Complex**

PETITION TYPE: Primary Development Plan

Staff presented the staff report for the 240 unit apartment complex with 6 garages and a club house. The development backs up to Sunnymede Subdivision. The applicant Abby Wilson with Great Lakes Capital presented additional information for the development. This included site plan of the overall development, elevations, and conceptual images of the interior of the apartments.

Mike Mowery asked the applicant to clarify the pricing range that this development would be seeking. Ms. Wilson stated that the one bedroom would be about \$14,500 with the two bedrooms for about \$17,000. Mr. Talarico inquired about the single access and congestion along Maplecrest. Ms. Wilson described the stub to the north that potentially gain access to the north along Maplecrest or along SR 930. Mr. Goranson inquired about the fire department's review and providing emergency response to the complex. Staff responded that a preliminary review was done and that no issues were identified.

Staff discussed the cross-access agreement that would be placed over the portion of the development that would grant access to the north property. Staff also mentioned that the landscape standard along the west property line with the elevation change along Sunnymede Subdivision that a fence would not provide the screening the ordinance would

encourage. Staff recommended that in lieu of solid fencing that evergreens be used with the deciduous tree to provide a landscaped buffer. Staff discussed the requirement for the extension of the sidewalk to connect to the city's pedestrian circulation system. Mr. Mowery inquired about the Secondary Development plan and if the plans would be more detailed, which the staff confirmed.

The following Attendees commented:

Opposition:

Marianne Foy 2803 Cherokee Run (Concerned with congestion along Maplecrest and SR 930 with all the development occurring in the area) Staff mentioned that the traffic flow within the Quadrant will substantially change once INDOT has completed there project and an additional light will be added to Maplecrest north of the development.

Staff Recommendations: Approval of the Primary Development Plan with the conditions that the buffer area along the west property line be designed with coniferous and deciduous trees in lieu of the solid fencing.

26-PDP-01 – The Lincoln

MOTION: Recommendation for Approval

BY: Rick Krutchen

2ND: Howard Lininger

VOTE: Passed – (9-0)

## **CLOSING OF THE PUBLIC HEARING**

## **NEW BUSINESS – PUBLIC MEETING**

### **26-RES-01 – Increase of Acquisition List**

PETITION TYPE: Economic Development Resolution

Nathan Hooley Presented the staff report for the Resolution, discussing the amendment to the area where parcels of land could be purchased. The Economic Director came forward and described the need for the Plan Commission to vote on the resolution the steps her staff were working on the process.

Mr. Talarico inquired about who would be purchasing the properties and Pone clarified it would be the Redevelopment Commission that would be able to purchase the properties. She mentioned that the intent for these properties would be a part of the redevelopment of the downtown. Ms. Hansen inquired about the occupancy status of the properties in the resolution and two are currently occupied.

Staff Recommendations: Favorable Recommendation

26-RES-01 – Economic Development Resolution

MOTION: To approve

BY: Jon Stauffer

2ND: Rick Krutchen  
VOTE: Passed – (9-0)

**26-SDP-03- Cedar Southwest Industrial Park**  
PETITION TYPE: Secondary Development Plan

Nathan Hooley Presented the staff report for the project which is the Secondary Development of the proposed industrial park. Nathan stated that the site has changed from 8 lots to 7 lots and that the primary focus is two 120,000 square foot buildings. The streets will be private with public infrastructure. A cross-access agreement and sidewalks will be required along the area where the private road will be constructed.

Staff Recommendations:

26-SDP-02 – Gateway Apartments  
MOTION: Recommendation for Approval  
BY: Rick Krutchen  
2ND: Howard Lininger  
VOTE: Passed – (7-0)

**OTHER BUSINESS**

None

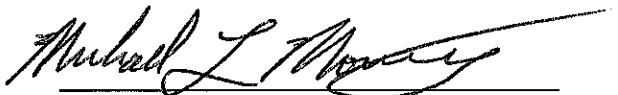
**NEXT MEETING**

Tuesday, March 10, 2026, 5:30 PM.

**ADJOURNMENT**

MOTION: Adjourn  
BY: Rick Krutchen  
2ND: Phil Talarico  
VOTE: Passed – (9-0)

Meeting was closed at 5:55 PM.



Plan Commission President  
Michael L. Mowery



Plan Commission Secretary  
Nathan C. Hooley

