PUBLIC HEARING
&
COUNCIL MEETING MINUTES
FEBRUARY 10TH 2020

The Common Council of the City of Kokomo, Indiana met Monday February 10th 2020 at 6:00 pm. In the Council Chambers for the purpose of a Public Hearing on Resolution #2741, Resolution #2742 and Ordinance #6954.

PRESENT: Acord, Collins, Stewart, Grecu, Rudolph, McKibben, Sanders, Miklik

President Rudolph stated we have two resolutions and an ordinance on tonight’s public hearing agenda

President Rudolph asks the clerk to read Resolution #2741 and #2742 by tile only and Ordinance #6954

President Rudolph called for any comments from the audience, hearing none the Public Hearing was adjourned.

COUNCIL MEETING MINUTES
FEBRUARY 10TH 2020

The Common Council of the City of Kokomo, Indiana met Monday February 10th 2020 at 6:00pm. In the City Hall Council Chambers.

The meeting was called to order by President Rudolph.

Councilwoman Sanders states, those who wish to stand may stand, or you may remain seated.

Invocation was offered by Pastor Shane Peters from Judson Rd. Christian Church.

Pledge:

Councilwoman McKibben asked that the Council share in a moment of silence for the passing of County Councilman Jeff Stout

PRESENT: Acord, Collins, Stewart, Grecu, Rudolph, McKibben, Sanders, Miklik

The minutes of the Council Meeting held January 27th, 2020 was declared approved as presented.

COMMUNICATIONS: None

COMMITTEE REPORTS: none

RESOLUTION 2743: RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF KOKOMO SETTING FORTH FINAL ACTION IN DETERMINING THAT THE QUALIFICATIONS FOR AN ECONOMIC REVITALIZATION AREA HAVE BEEN MET, APPROVING REAL PROPERTY TAX ABATEMENT, AND CONFIRMING RESOLUTION 2741
Resolution 2743 was read by the clerk by title only. Councilman Collins stated that this is a Resolution confirming Resolution #2741 tax abatement for Chrysler. He highlighted it will be a 400 million dollar investment in the community, create 120 new jobs and secure many existing jobs. He urged the Council to adopt Resolution 2743.

President Rudolph asked if there were any comments or questions, Councilman Miklik wanted to thank the people from FCA who were present tonight and let them know they were appreciated.

Councilman Collins made a motion for Resolution #2743 to be adopted and Councilwoman McKibben seconded.

All in favor: aye

Opposed: none

RESOLUTION 2744: RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF KOKOMO SETING FORTH FINAL ACTION APPROVING PERSONAL PROPERTY TAX ABATEMENT, AND CONFIRMING RESOLUTION #2742 DATED JANUARY 27TH, 2020 REGARDING FCA US, LLC

Resolution #2744 was read by the clerk by title only. Councilman Collins moved to adopt Resolution #2744 and Councilman Stewart seconded. Councilman Collins stated this is a Resolution confirming Resolution #2742 and is a sister to Resolution #2743, and to echo Councilman Miklik and thank Chrysler for their commitment to Kokomo.

Motion carries: all in favor: aye

Opposed: none

ORDIANACE #6954          AN ORDINANCE VACATING A ALLEY BETWEEN JACKSON ST AN JEFFERSON ST ON THE EAST SIDE OF WASHINGTON ST.

Second reading

Ordinance #6954 was read by the clerk by title only. Councilwoman Sanders asks for a motion to pass ordinance #6954 on second reading and seconded by Councilwoman McKibben. Councilwoman Sanders stated that it is a property already owned by the city and they will maintain an easement for utilities.

Motion carries: Aye: all

Opposed: none

ORDINANCE #6956       RE 2-Z-20

R4 (MEDIUM DENSITY URBAN RESIDENTIAL) TO IS (INSTITUTIONAL USES)

Ordinance #6956 was read by the clerk by title only. Councilwoman Sanders asks for a motion to pass Ordinance #6956 on second reading and seconded by Councilman Miklik. Councilwoman Sanders states that Paul Wyman of the Wyman group is representing the Roman Catholic Diocese of Lafayette and is
requesting a zone change in order to be in compliance with property they already own. They run a thrift store and pantry that is already located there.

Motion carries  Aye: all

Opposed: none

ORDINANCE #6957  RE 3-Z-20  OC (OFFICE COMMERCIAL) TO C1 (SMALL TO MEDIUM SCALE GENERAL COMMERCIAL)  AT 1401 E HOFFER ST. KOKOMO IN 46902

Ordinance #6957 was read by the clerk by title only. Councilwoman Sanders asks for a motion to pass Ordinance #6957 on second reading, and seconded by Councilman Miklik. Councilwoman Sanders states that Paul Wyman of the Wyman Group is requesting the zone change for the property located at 1401 E. Hoffer St. Kokomo IN 46902 to develop a manufactured home site. This zone change fits in with the existing businesses in the area.

Councilwoman Sanders also stated that all of these Ordinances were discussed at length during the Councils last meeting.

Motion carries  Aye: all

Opposed: none

ORDINANCE #6955  RE 1-Z-20

C1 (SMALL TO MEDIUM SCALE GENERAL COMMERCIAL) TO M2 (GENERAL MULTIFAMILY RESIDENTIAL) LOCATED AT 402 & 404 W. SUPERIOR ST. KOKOMO IN 46901

Ordinance #6955 was read by the clerk by title only. Councilwoman Sanders asks for passage of ordinance #6955 on second reading, and seconded by Councilman Miklik. Matt Johnson of Fortune Management is requesting a change in zoning classification, to develop a two story multi-family building. It will house eight 2-bedroom units and eight 1-bedroom units.

Councilwoman Sanders invited Scott Pitcher of Fortune Management to come up and speak. Mr. Pitcher stated he wanted to address the Council on some misconceptions that are associated with this type of project. He stated they use the Kokomo Comprehensive Plan as a guideline for how they build projects in the community. They have been building in Kokomo since 1982, and they just started within the last year building multi-family after recognizing the biggest need in the community. He stated they have received many calls for people wanting to live in the downtown area.

Key issues Mr. Pitcher brought up were as follows: seeking to create an environment that caters to potential new residents. The city must continue to transform itself, responding to the ever-changing needs of the people that live in the community, and build the type of places where people want to live. (Housing stock, housing diversity, rental diversity, housing prices, neighborhoods attracting new residents.) The goals are to create a genuine, urbanized, and unique identity for the downtown area that attracts visitors and residents with walkability, density, and diversity.

Objectives Mr. Pitcher brought up which he stated were important. To encourage growth and development that promotes an increase in residential and employment densities, a mix of uses,
improved connectivity, and improvements that are on a pedestrian scale to create an attractive “urban living” environment.

Mr. Pitcher further stated under the City’s plan what was important. To investigate an incentive program that encourages investment of the land uses planned for downtown, such as retail, professional offices, and attached single-family and multi-family housing options for a mix of incomes.

Mr. Pitcher stated they are creating 24 parking spaces adjacent of which 21 are not utilized, and can connect lots with a sidewalk.

Positives Mr. Pitcher requested the Council look at the “big picture” which furthers the community’s creation of a vibrant downtown, follows objectives set out in the comprehensive plan, creates tax base, infills blighted lots with sustainable development, and brings young people downtown. Keeps projects local and helps the local economy. Adjacent land owners who support the project are: Cartwright Ellis, Kathy Noel, Scott Pitcher.

There were several people in the audience and it was decided by the Council President and Council Attorney to give each person who chose to speak three minutes. Listed below in order are the names and their main concerns and or comments.

James E Meck Ill: His main concern from the beginning of this project has been the parking, and traffic on Superior street. He is against this project.

Terry Roach: Does not want the zone to be changed. Would rather see a business be built there. He feels the traffic trying to get in and out of the project would affect the car shows. He is opposed to the zoning change.

Natalie Guest: She is here tonight due to a paper left at her house encouraging the neighbors to oppose measures to build affordable or low income housing. She stated she found the flyer very misleading. She feels the community is in need of new housing. She supports this project.

Debbie Reader: Stated she is opposed to this project, She feels the property is too small ,and it will be low income housing. The traffic concerns her. She is very much against this project.

Michael Robinson: Property owner right next door ,to the west would like to know how this project is going to effect his property. He wants to know what compensation he is going to get. He stated his property is going to be condensed, concerned about parking, He’s not against it just wanted to be put in the plan in some way.
Scott Pitcher: Explained they tried to contact Mr. Robinson several times and he would be glad to get together to show him the project on Main St as it is very similar to this project. This project will not de-value homes in the area of the project.

Mike Ricci: Stated he had concerns about this project, primarily because of parking and un-compatible with existing property. He stated this is a congested area already and this would be adding to it. This doesn’t seem practical, as all surrounding properties are commercial. The main problem is it’s just a congested area and you will be adding to that.

Mr. Pitcher: wanted to clarify Mr. Ricci’s statement about the surrounding properties being all commercial properties. Four properties that surround the project are in fact residential.

Steve Sellee: Stated he would rather see the city build a parking lot for the concerts in Foster Park.

Sandy Aucoin: Stated she is worried about bringing more changes to the neighborhood. That driving down that street is horrible, the traffic is always bad, and parking difficult. Worried what it is going to do to the neighborhood

Lynn Jernagan: Stated he felt we do not need apartments close to Foster Park

Jeff Jansen: Stated that on a normal day he has to avoid at least 3 or 4 cars coming down the street, It is basically a one-way street so adding an additiona 30 more drivers will cause a bigger problem. During the summer the street is closed at least 6 times for concerts and festivals. This is small space to put in apartments.

Nolan Borne: Stated he is young college educated professional. When he first moved here there were not a lot of places for him to live in the downtown area. He said there is a need. He is for the project.

Margaret Phillips: Stated she moved here from out of state for work, She said she has several friends who moved here for work and they were not able to find nice rental housing and now live in Greentown. There are people who want to live/work here, but not everyone is prepared to buy a house. We need nice rental housing.

Mac Bowers: Stated that Mr. Pitcher has done an amazing job in Kokomo. It has been a true inspiration to him. His family bought a home close to downtown to be able to attend festivals and such.

Traffic is a nightmare going down that street, feels like bringing this in will just add to an already existing traffic problem.
Paul Wyman: Wanted to clarify, that there is no burden created by these apartments during festivals, the street would be closed and the residents would have to find parking like everyone else during that time.

Jeff Jansen: stated that when the street is closed for the festivals there are cars still parking on the street.

Mac Bowers: asked when the street is closed for festivals, would the tenants be allowed to use Superior St? Mr. Pitcher stated when the street is closed so no they wouldn't. Parking is offered to them on Sycamore St.

Michael Robinson: voiced concerns again about people using the alley between his home and Rhum Academy.

Mr. Pitcher: stated they can't fix issues and problems that have been there already, they create good developments for the community and he feels this project fits

President Rudolph: Asks if there is anyone new who hasn't spoke

Mitch Brown: Stated he supports improvement, but is opposed to this project. He feels it will bring too much congestion to the area. Does not feel this project is a good fit for this site.

Councilman Stewart: Stated he spoke to several people living in the area, The biggest problem being the parking. Now that the parking has be resolved with the additional spaces is the parking really the issue? Or is it you just don’t want it period?

The conversation then became two-sided and unable to hear. Council President Rudolph asked them to come forward and talk.

Michael Robinson: Stated building this next to his home, how is that going to help his property value, who wants to live next to an apartment building

President Rudolph not states everyone has had their chance to speak, he would like to hear from the Council.

Councilman Acord: He stated that he was not completely opposed to this project, but feels Kokomo has enough housing Mr. Picher was still up at the time and responded. That he isn’t going to do something he doesn’t feel would be successful in the community.
President Rudolph asks if there are any other questions from the Council, Hearing none he asks he Council to vote.

All in favor say Aye:

All opposed: say no

The vote was taken and roll was called by the Clerk, the motion passed:

In favor: (5) those in favor, Collins, Grecu, Rudolph, Sanders, Miklik.

Opposed: (3) those opposed, Acord, Stewart, McKibben the motion carries. Being there is no further business this meeting is adjourned.

ATTEST: ________________________________

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CITY CLERK