

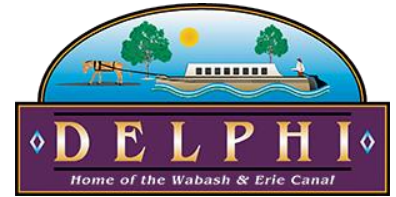
PC Agenda

City of Delphi Advisory Plan Commission

Date: March 18, 2024 **Time:** 6:00pm

Location: Delphi City Building, 201 S Union Street, 2nd Floor, Delphi, IN 46923

Livestreamed on Delphi Indiana You Tube Channel <http://www.youtube.com/@delphiindiana491>



1. Call to Order

2. Pledge of Allegiance

3. Roll Call

4. Meeting Minutes

- a. **Minutes** February 20, 2024

5. Agenda Consideration *(any changes?)*

6. Old Business *(none)*

7. New Business – Public Meeting

- a. **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
 - i. Staff Report
 - ii. Plan Commission Discussion
 - iii. Closing Remarks by Petitioner
 - iv. Discussion of PC
 - v. Call for Motion, Further Discussion, Vote

8. New Business from the Floor

9. Announcements

10. Adjourn

The City of Delphi acknowledges its responsibility to comply with the Americans with Disabilities Act of 1990. In order to assist individuals with disabilities who require special services (i.e. sign interpretive service, alternative audio/visual devices, and amanuenses) for participation in or access to City sponsored public programs, services, and/or meetings, the City requests that individuals make requests for these services forty-eight (48) hours ahead of the scheduled program, service, and/or meeting. To make arrangements, please contact the City at (765) 564-2097.

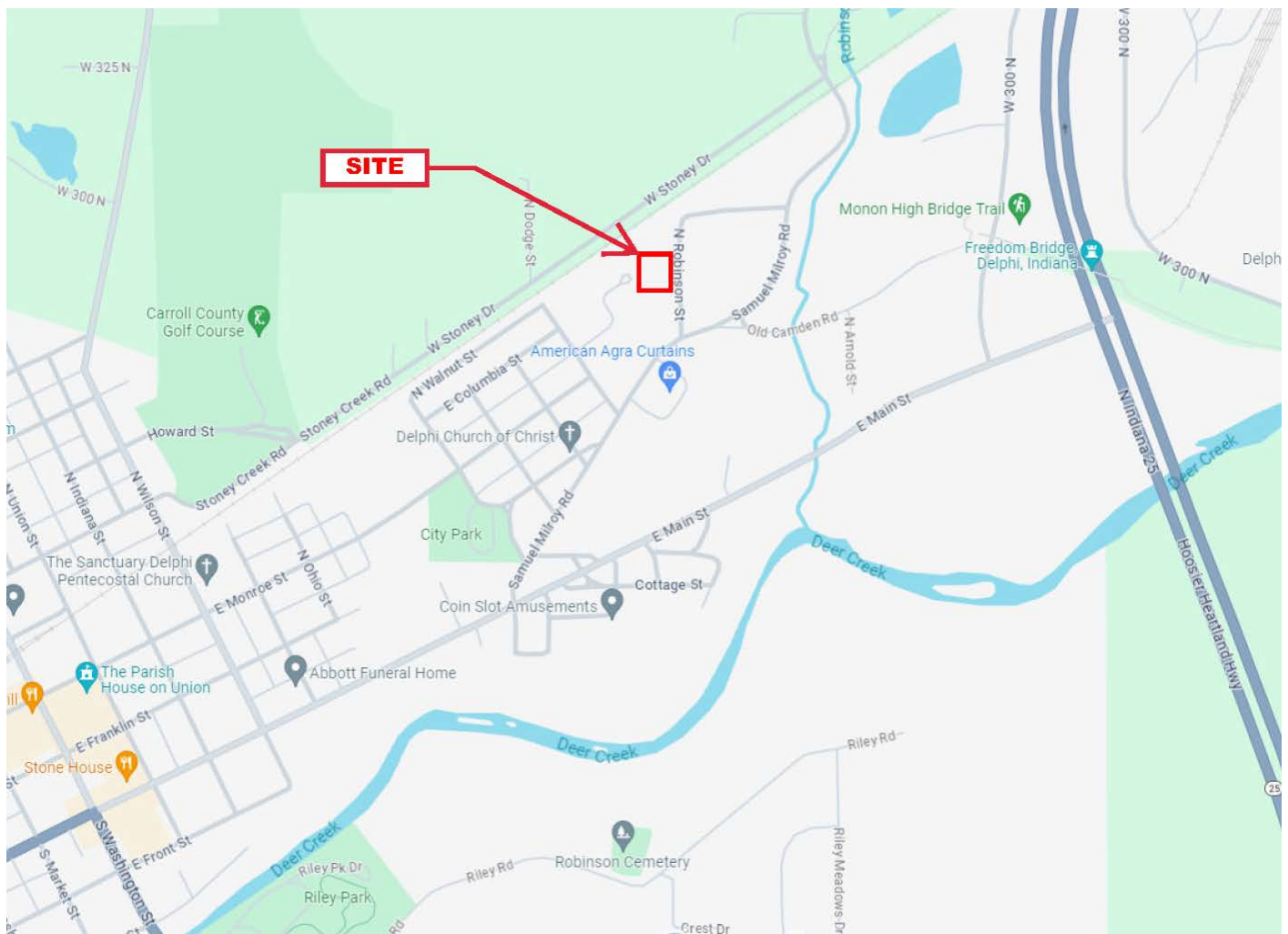
PC Staff Report PC23-006-MS

City of Delphi Advisory Plan Commission



Robinson Street Minor Residential Subdivision

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 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, LLC.



History

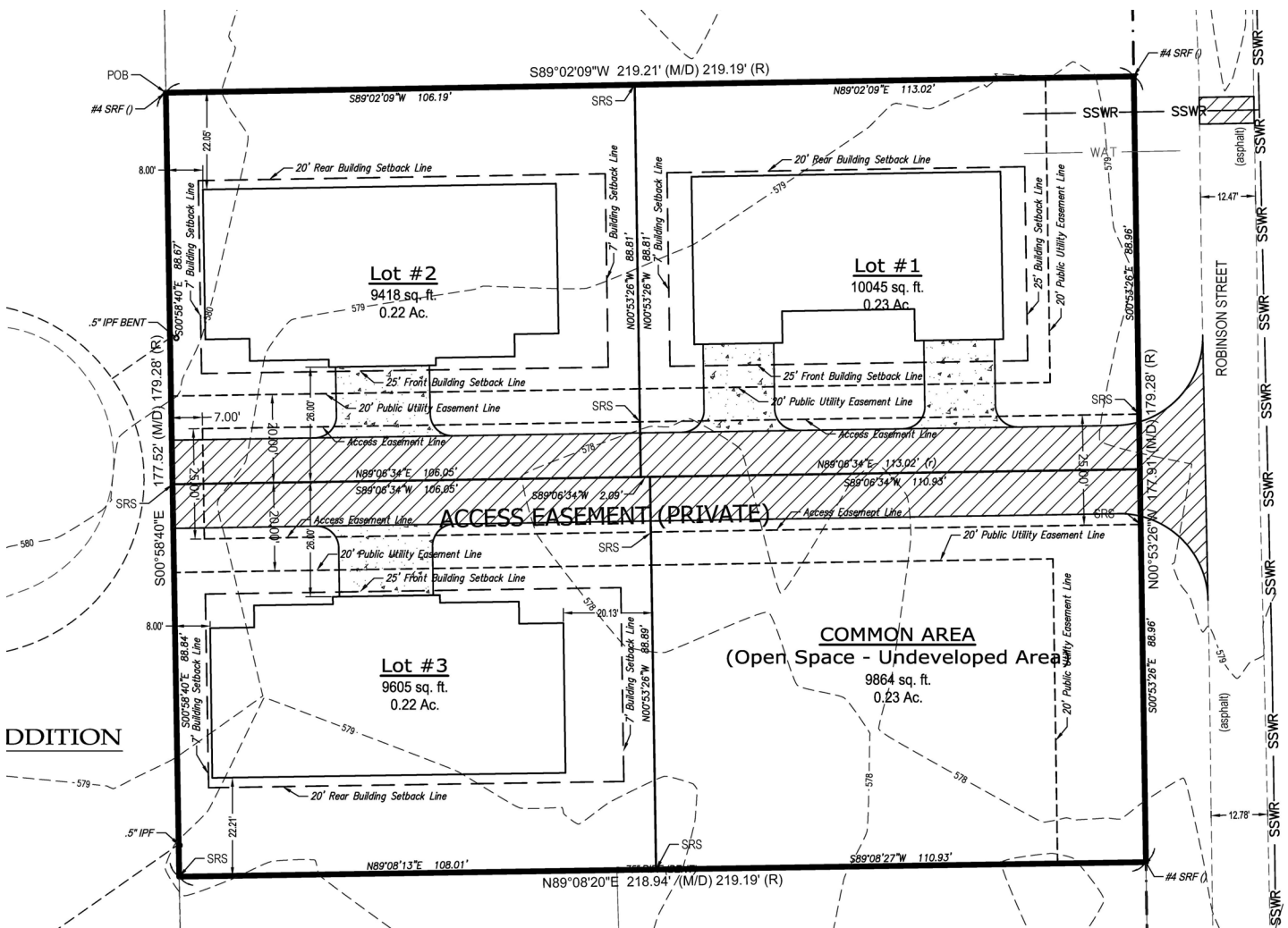
- August 21, 2023 – the BZA granted a Special Exception to allow the property to be used for a two-family dwelling with the condition that drainage plans be submitted for review and approval before any construction begins (BZA23-03-SE).

Proposed Development

Per the applicant, Hammons Development, LLC, purchased the 0.98-acre lot at 208 N Robinson St on August 1, 2022, with the intention of building two-family upscale residential structures. Hammons Development LLC owns and operates a portfolio of rental properties in Indiana. The property was granted a special exception by the Delphi BZA on August 21, 2023, to allow one two-family dwelling.

Hammons Development, LLC has made application for a minor residential subdivision to include three lots, a shared driveway, and common area. On each lot, a duplex with three bedrooms and two bathrooms in each unit is proposed. Two of the duplexes will be ranch style and one will be a two-story structure. The common area will be utilized for drainage purposes and no construction may take place on it. The lots, structures, common area, and shared drive are to be under the ownership of Hammons Development, LLC

The proposed plat for this site is shown below:



Compliance

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 shall never be maintained by the City;
 - 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.)

Public Comment

Staff received emails from three residents with concerns about the proposed development (attached to this Staff Report). The concerns include:

- What is the timing and plan for the future widening of Robinson Street?
- Area properties frequently retain water, so 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.

Staff Recommendation

Staff recommends that the PC approve the minor residential subdivision with the following conditions:

1. Any unresolved issues identified by TAC shall be remedied before the plat is recorded (including the drainage plan).
2. A paved and striped parking area for visitors shall be installed in the Common Area to accommodate at least 6 vehicles. This parking area shall be constructed prior to the completion of the third duplex (regardless of the lot number). (The access easement shall be adjusted to encompass this parking area).
3. 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).

PC Application

This application is being submitted for (check all that apply):

- ☐ Development Plan ☐ Zone Map Change
☐ Primary Plat ☐ Secondary Plat & Construction Drawings
☐ Waiver request included

For Office Use Only		
File #	Fee	
Filing	TAC	
Hearing/Meeting		
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input type="checkbox"/> w/ conditions
<input type="checkbox"/> Favorable	<input type="checkbox"/> Unfavorable	<input type="checkbox"/> No Recommendation

Applicant Info

Name HAMMONS DEVELOPMENT LLC	
Street Address 2525 HASTYE HILL	
City, State, Zip LOANSFORT, IN 46947	
Primary Contact Person regarding this petition MARK HAMMONS	
Phone (574) 870-2241	E-Mail MARPAT99@MSN.COM
Engineer Preparing Plans KJB ARCHITECTURE	E-Mail
Others to be Notified	E-Mail

Property Owner

Name HAMMONS DEVELOPMENT LLC	
Street Address 208 N. ROBINSON ST.	
City, State, Zip DELPHI, INDIANA 46923	
Phone (574) 870-2241	E-Mail MARPAT99@MSN.COM
Applicant is (circle one): <u>Sole owner</u> Joint Owner Tenant Agent Other (specify)	

Premises Affected

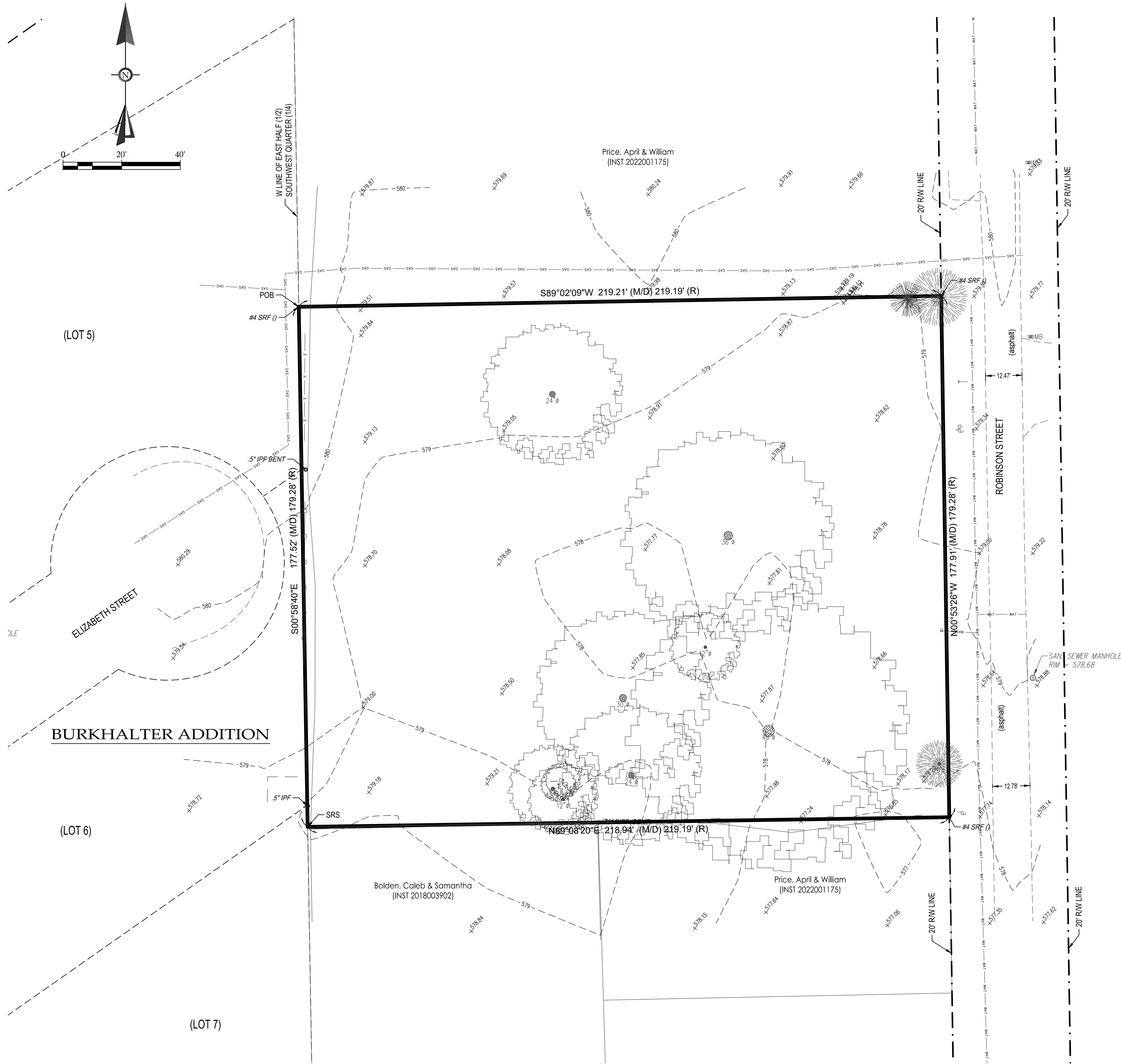
10-digit Parcel Number 017-07015-00				
Actual/approximate address or location from major streets 1/4 MILE TO SAMUEL MICROF				
Subdivision N/A	Lot Number(s) N/A			
Total Acreage .90	Flood Zone on Site? NO			
Zoning of Subject Property U1	Use of Subject Property VACANT			
Proposed Zoning U1 w/ SPEC. EXCEPTION	Proposed Land Use BUILD 3 DUPLEX STRUCTURES			
Zoning of Adjacent Properties	North: U1	South: U1	East: U1	West: U1
Land Use of Adjacent Properties	North: HOMES	South: HOMES	East: HOMES	West: HOMES

Notarization

The above information and attached exhibits, to my knowledge and belief, are true and correct.

Signature of Applicant Mark C. Hammons	
Notary Public's Name (printed) Kelly Renee Maynard	Signature of Notary Kelly Renee Maynard
My Commission Expires State County 03-05-25	Subscribed and sworn to before me this 10 day of JAN, 2024.





ROBINSON MINOR RESIDENTIAL SUBDIVISION
Being a Part of Section 20, Township 25 North, Range 2 West
City of Delphi, Carroll County, Indiana

OWNER & DEVELOPER:
Hammons Development, LLC
2525 Hasty Hill
Logansport, IN 46947

PROPERTY ADDRESS:
208 N Robinson St
Delphi, IN 46923

PROFESSIONAL LAND SURVEYOR:
Randall Miller & Associates, Inc.
Jason M Miller, PLS, PE, CFM, CPESC
145 East 3rd Street
Marion, IN 46952
T. 765-662-1284, x7001

TOTAL ACREAGE = 0.90 AC
TOTAL LOTS = 3
TOTAL COMMON AREAS = 1
ZONING OF SUBJECT PARCEL AND ALL ADJACENT PROPERTIES = U-1 (URBAN)



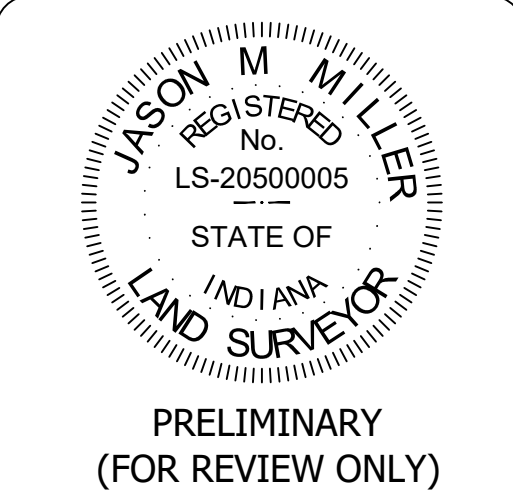
PROJECT LOCATION MAP
1" = 400'

Corporate Office
145 E. Third Street
Marion, IN 46952
Ph: (765) 662-1284
marionrmasurveying.com

333 E. Washington Street, Muncie, IN 47305
Ph: (765) 289-1917
munciermasurveying.com

261 S. Walsh Street, Wabash, IN 46992
Ph: (260) 563-4467
wabashrmasurveying.com

134 N. Main Street, Monticello, Indiana 47960
Ph: (317) 353-6478
monticellormasurveying.com



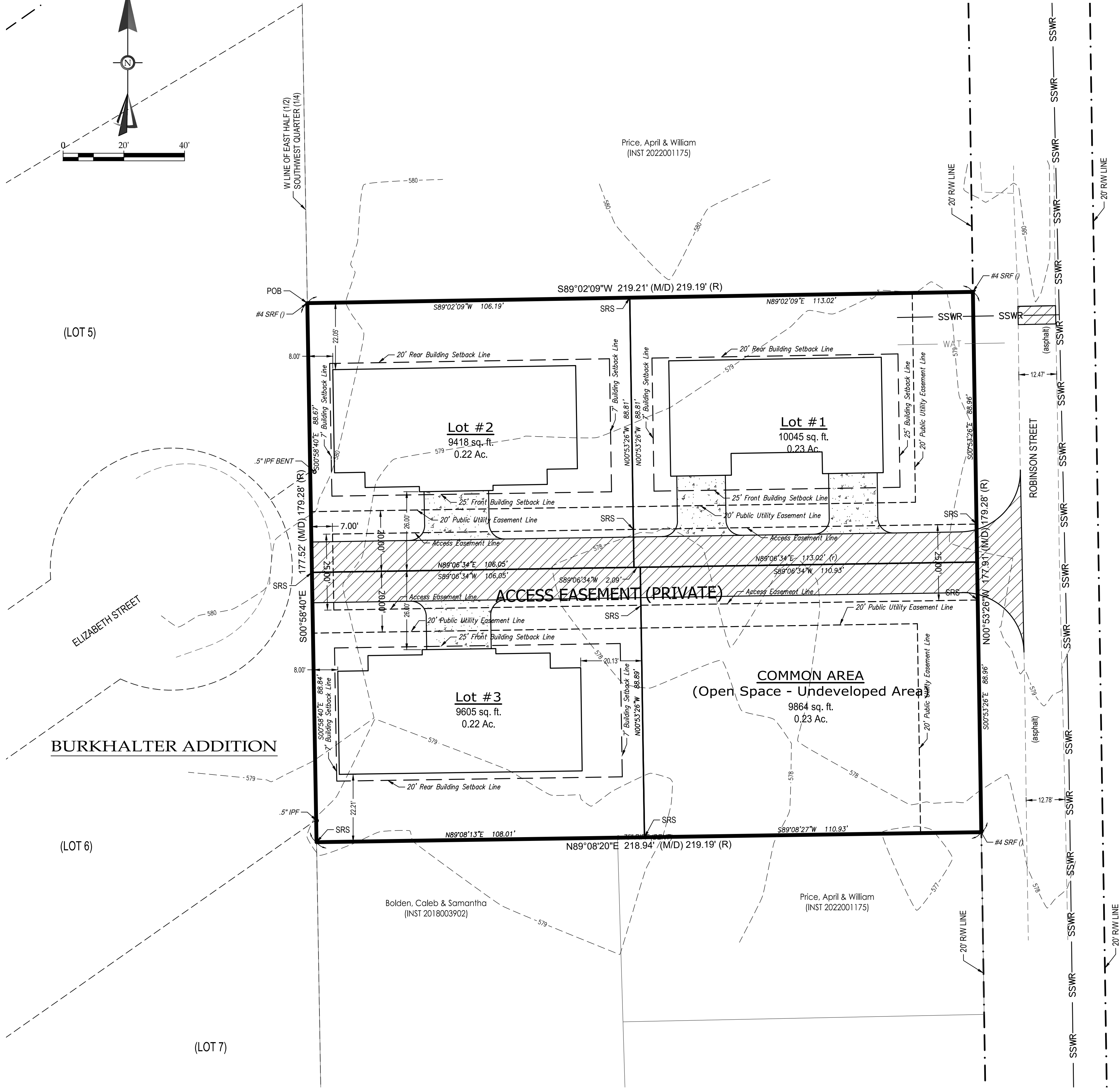
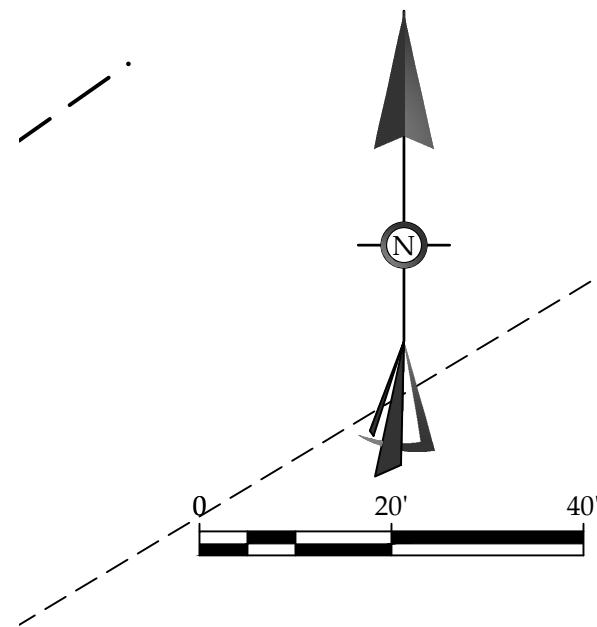
JOB NO: 23-0203
CREW: KB
DRAWN BY: JMM
CHECKED BY: RJV
DATE: 2/15/2024

EXISTING
CONDITIONS

ROBINSON MINOR
RESIDENTIAL
SUBDIVISION

HORIZONTAL SCALE
1" = 20'
VERTICAL SCALE
NONE

SHEET
1 of 3



NOTE:
NO BUILDINGS, STRUCTURES, FENCES, SHRUBS, OR TREES SHALL
BE PLACED IN THE PUBLIC RIGHT-OF-WAY WITHOUT PRIOR
WRITTEN REVIEW AND APPROVAL BY THE APPROPRIATE AGENCY.

ROBINSON MINOR RESIDENTIAL SUBDIVISON
Being a Part of Section 20, Township 25 North, Range 2 West
City of Delphi, Carroll County, Indiana

OWNER & DEVELOPER:
Hammons Development, LLC
2525 Hastie Hill
Logansport, IN 46947

PROPERTY ADDRESS:
208 N Robinson St
Delphi, IN 46923

PROFESSIONAL LAND SURVEYOR:
Randall Miller & Associates, Inc.
Jason M Miller, PLS, PE, CFM, CPESC
145 East 3rd Street
Marion, IN 46952
T. 765-662-1284, x7001

TOTAL ACREAGE = 0.90 AC
TOTAL LOTS = 3
TOTAL COMMON AREAS = 1
ZONING OF SUBJECT PARCEL AND ALL ADJACENT PROPERTIES = U-1 (URBAN)

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145 E. Third Street
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marion@rmasurveying.com

333 E. Washington Street, Muncie, IN 47305
Ph: (765) 299-1917
muncie@rmasurveying.com

261 S. Wabash Street, Wabash, IN 46992
Ph: (260) 563-4467
wabash@rmasurveying.com

131 N. Main Street, Monticello, Indiana 47960
Ph: (317) 353-6478
monticello@rmasurveying.com

RMA
Surveyors • Engineers • Consultants
www.rmasurveying.com

JASON M. MILLER
REGISTERED
No. LS-20500005
STATE OF INDIANA
LAND SURVEYOR

PRELIMINARY
(FOR REVIEW ONLY)

JOB NO: 23-0203
CREW: KB
DRAWN BY: JMM
CHECKED BY: RJV
DATE: 2/15/2024

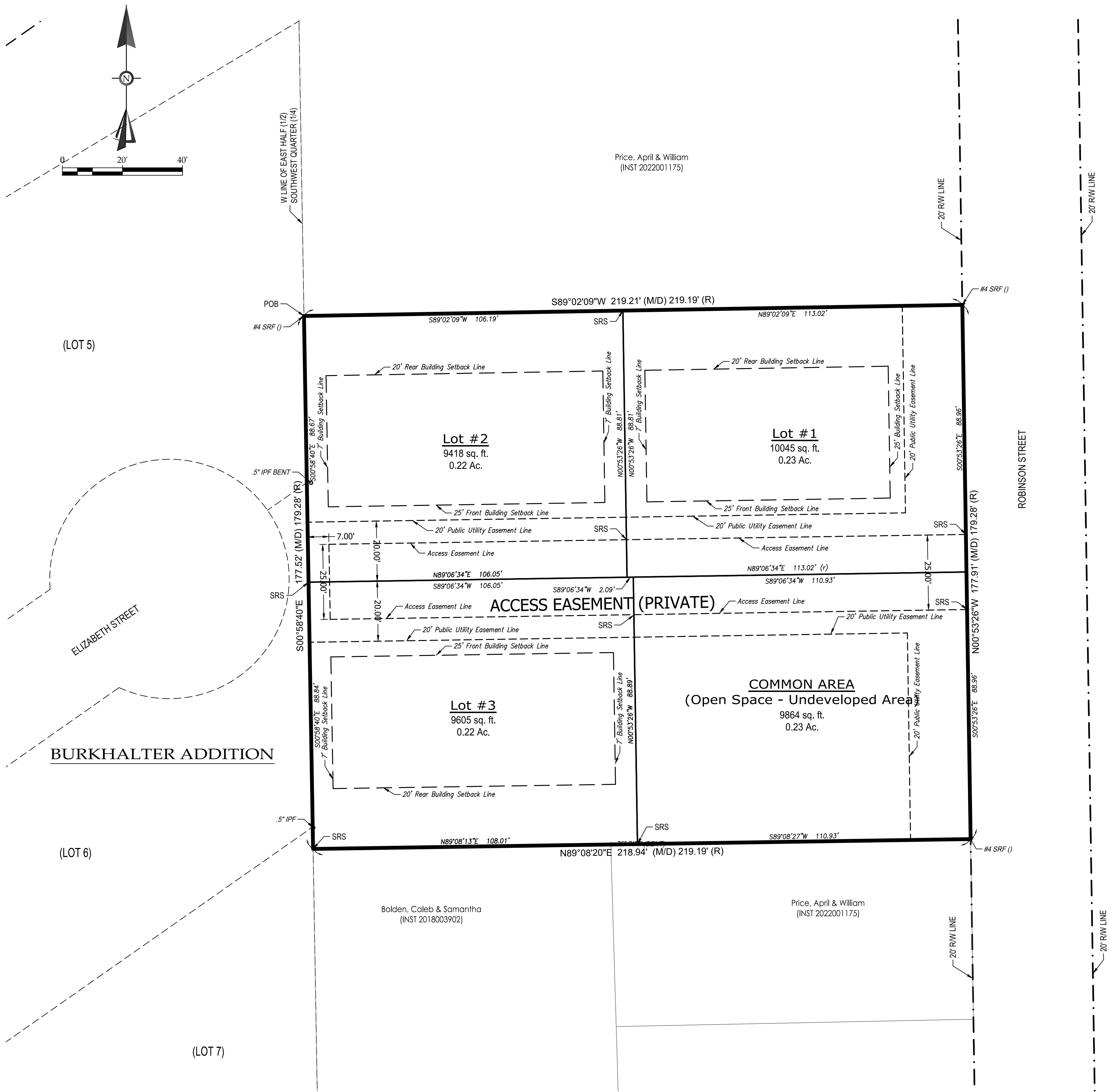
PROPOSED
DEVELOPMENT

ROBINSON MINOR
RESIDENTIAL
SUBDIVISION

HORIZONTAL SCALE
1" = 20'
VERTICAL SCALE
NONE

SHEET

2 of 3



Monuments shall be set on all lot corners in accordance with 865 IAC as shown on the plat.

Drainage swales (ditches) along dedicated roadways and within the right-of-way, or on dedicated drainage easements, are not to be altered, dug out, filled in, tiled, or otherwise changed without the written approval of the City Council. Property owners must maintain these swales as sodded grassways or other non-eroding surfaces. Water from roofs, parking areas, or other impervious surfaces must be contained on the property long enough so that said drainage swales or ditches will not be damaged by such water. Driveways may be constructed over these swales or ditches only when appropriately sized culverts are installed in accordance with this UDD.

A property owner altering, changing, or damaging these drainage swales or ditches will be held responsible for such action and will be given ten (10) days' notice by certified mail to repair said damage, after which time, if no action is taken, the jurisdiction will cause said repairs to be accomplished, and the costs for such repairs will be billed to the affected property owners for immediate payment.

No sanitary structures, drainage structures, or water line appurtenances shall be located within driveway limits or sidewalks.

No sump pump drains, or other drains, shall outlet onto the street or public sidewalk.

NOTE:
THE CITY OF DELPHI IS NOT RESPONSIBLE FOR THE SHARED DRIVEWAY. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE DEVELOPER UNLESS TRANSFERRED BY RECORDED INSTRUMENT.

OWNERSHIP AND MAINTENANCE OF THE COMMON AREA SHALL BE THE RESPONSIBILITY OF THE DEVELOPER UNLESS TRANSFERRED BY RECORDED INSTRUMENT.

PRIVATE ROADS OR SHARED DRIVEWAYS NOT BUILT TO THE APPLICABLE STANDARDS CANNOT AND WILL NOT BE ACCEPTED FOR DEDICATION.

NOTE:
NO BUILDINGS, STRUCTURES, FENCES, SHRUBS, OR TREES SHALL BE PLACED IN THE PUBLIC RIGHT-OF-WAY WITHOUT PRIOR WRITTEN REVIEW AND APPROVAL BY THE APPROPRIATE AGENCY.

NOTE:
AN INDIVIDUAL EROSION CONTROL PLAN IS REQUIRED FOR EACH LOT IN THIS SUBDIVISION PRIOR TO ISSUANCE OF ANY BUILDING PERMIT OR ILP.

ROBINSON MINOR RESIDENTIAL SUBDIVISION

Being a Part of Section 20, Township 25 North, Range 2 West
City of Delphi, Carroll County, Indiana

OWNER & DEVELOPER:
Hammons Development, LLC
2525 Hasty Hill
Logansport, IN 46947

PROPERTY ADDRESS:
208 N Robinson St
Delphi, IN 46923

PROFESSIONAL LAND SURVEYOR:
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Jason M Miller, PLS, PE, CFM, CPESC
145 East 3rd Street
Marion, IN 46952
T. 765-662-1284, x7001

TOTAL ACREAGE = 0.90 AC
TOTAL LOTS = 3
TOTAL COMMON AREAS = 1
ZONING OF SUBJECT PARCEL AND ALL ADJACENT PROPERTIES = R-1 SUBURBAN RESIDENTIAL

DESCRIPTION OF REAL ESTATE:
PART OF THE EAST HALF (1/2) OF THE SOUTHWEST QUARTER (1/4) OF SECTION TWENTY (20) IN TOWNSHIP TWENTY-FIVE (25) NORTH AND RANGE TWO (2) WEST IN DEER CREEK TOWNSHIP, CARROLL COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF THE EAST HALF (1/2) OF SAID SOUTHWEST QUARTER (1/4) SOUTH 109.72 FEET FROM A WOOD POST MARKING THE INTERSECTION OF SAID WEST LINE WITH SOUTH RIGHT-OF-WAY LINE OF THE OLD MONON RAILROAD AND RUNNING THENCE EAST 219.2 FEET; THENCE SOUTH ALONG THE WEST LINE OF ROBINSON STREET 179.28 TO THE NORTHEAST CORNER OF A 0.33 ACRE TRACT OF LAND OWNED BY WAYNE VAN SICKLE (DEED BOOK 110 PAGE 289); THENCE WEST 219.12 FEET TO THE WEST LINE OF THE EAST HALF (1/2) OF SAID SOUTHEAST QUARTER (1/4); THENCE NORTH ALONG SAID WEST LINE 179.28 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.90 OF AN ACRE, MORE OR LESS.

CERTIFICATE OF OWNER AND DEDICATION:
THE UNDERSIGNED OWNER OF THE SAID REAL ESTATE SHOWN AND DESCRIBED HEREON, DOES HEREBY, AS SHOWN, PLAT AND SUBDIVIDE SAID REAL ESTATE AND DESIGNATE THE SAME AS ROBINSON MINOR RESIDENTIAL SUBDIVISION. THE OWNER CERTIFIES THAT THEY ARE THE OWNER OF THE LANDS AND THE PLATTING OF THE SUBDIVISION IS THE OWNERS VOLUNTARY ACT AND DEED. BUILDING SETBACK LINES ARE ESTABLISHED AS SHOWN ON THE PLAT BETWEEN WHICH LINES AND PROPERTY LINES OF THE STREET THERE SHALL NOT BE ERRECTED OR MAINTAINED ANY BUILDING OR STRUCTURES. STRIPS OF GROUND ARE RESERVED FOR THE USE OF PUBLIC UTILITIES FOR THE INSTALLATION OF ELECTRIC LINES, TELEPHONE POLES, SURFACE WATER DRAINAGE, AND SEWER MAINS AND SUBJECT AT ALL TIMES TO PROPERTY AUTHORITIES AND TO THE EASEMENTS HEREON RESERVED. NO STRUCTURES ARE TO BE MAINTAINED ON SAID STRIPS AND OWNERS OF LOTS SHALL TAKE TITLE SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES IN SAID STRIPS OF GROUND.

THE COVENANTS AND RESTRICTIONS SET FORTH HEREIN SHALL RUN WITH THE LAND AND BE BINDING UPON ALL OWNERS AND ALL PERSONS CLAIMING UNDER THEM IN ACCORDANCE WITH THE TERMS THEREOF.

WITNESS OUR HANDS THIS ____ DAY OF _____, 202__.

HAMMONS DEVELOPMENT, LLC:

NAME (PRINTED)

TITLE

CERTIFICATE OF ACKNOWLEDGEMENT:

STATE OF INDIANA

SS:

COUNTY OF _____

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED OWNER(S) AND ACKNOWLEDGED EXECUTION OF THE FOREGOING CERTIFICATE OF OWNER AND DEDICATION AS HIS VOLUNTARY ACT AND DEED FOR THE PURPOSE THEREIN EXPRESSED.

WITNESS MY HAND AND SEAL THIS DAY OF _____, 202__.

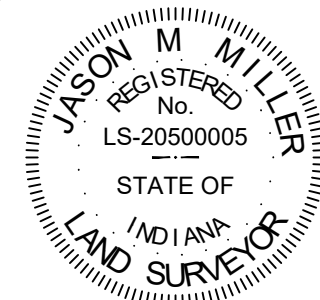
NOTARY PUBLIC:

MY COMMISSION EXPIRES: _____

LAND SURVEYOR'S CERTIFICATE:

I, JASON MILLER, PLS, PE, CFM, CPESC, HEREBY CERTIFY THAT I AM A LAND SURVEYOR LICENSES IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA, AND CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME ON OCTOBER 20, 2023, AND THAT ALL MONUMENTS SHOWN ACTUALLY EXIST AND THAT THEIR LOCATION, TYPE, AND MATERIAL ARE ACCURATELY SHOWN.

JASON M MILLER, PLS, PE, CFM, CPESC
INDIANA PROFESSIONAL LAND SURVEYOR - LICENSE LS20500005



CERTIFICATE OF SUBDIVISION APPROVAL:

THIS SUBDIVISION TO BE KNOWN AS ROBINSON MINOR RESIDENTIAL SUBDIVISION, PLAN COMMISSION FILE NUMBER _____, HAS BEEN ACCEPTED AND APPROVED FOR FILING OF RECORD WITH THE AUDITOR OF CARROLL COUNTY, INDIANA, AND THE RECORDER OF CARROLL COUNTY, INDIANA, ACCORDING TO THE MINUTES OF THE HEARING OF THE DELPHI PLAN COMMISSION ON THE ____ DAY OF _____, 202__.

PRESIDENT OF THE CITY OF DELPHI ADVISORY PLAN COMMISSION _____

ADMINISTRATOR FOR THE CITY OF DELPHI ADVISORY PLAN COMMISSION _____

NOTE:

RESTRICTIVE COVENANTS ARE INCORPORATED BY REFERENCE AND ARE RECORDED IN THE OFFICE

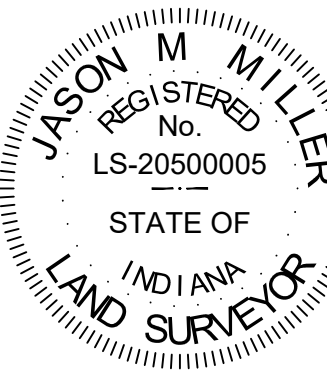
OF THE CARROLL COUNTY RECORDER AS _____.

Corporate Office
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marion@rmasurveying.com

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PRELIMINARY
(FOR REVIEW ONLY)

JOB NO: 23-0203

CREW: KB

DRAWN BY: JMM

CHECKED BY: RJV

DATE: 2/15/2024

PLAT

ROBINSON MINOR
RESIDENTIAL
SUBDIVISION

HORIZONTAL SCALE

1" = 20'

VERTICAL SCALE

NONE

SHEET

3 of 3

From: [Craig Potts](#)
To: [Luzier, Debbie](#)
Subject: 208 Robinson st
Date: Wednesday, March 6, 2024 10:56:24 AM

You don't often get email from pottscraig.74@gmail.com. [Learn why this is important](#)

My name is Craig Potts, me and my wife have lived at 102 n Robinson st for 20 years .I was under the impression that you had to give a 30 day notice to the surrounding neighbors and that the road would be widened before any construction took place, which would be paid for at the taxpayers expense.I would also like to add that the property next to the common area owned by April and William price sits lower and looks like to me that it will flood very easily. Thank you for your time. Craig Potts.

From: [April Price](#)
To: [Luzier, Debbie](#)
Subject: Robinson St subdivision
Date: Wednesday, March 6, 2024 11:49:38 AM

You don't often get email from aprilprice928@yahoo.com. [Learn why this is important](#)

Hi, my name is April Price. My husband's name is William. I've told our story 1 million times and it doesn't seem like anyone cares. But here we go again. It took us a long time to be able to purchase a house. We looked for a long time. We looked in this area because it was quiet. On a quiet lane with a dead end. Yes we have neighbors but for the small area it is balanced out. When we found out they were trying to put government subsidize duplexes next to us we were devastated. Like I said, we moved here because it was quiet. We came and sat here several times for hours, and just felt the piece of the place. The fact that they are now trying to move in six families next to us in this area is unbelievable. That will triple the amount of traffic going past our house. And then we turn to the construction. The construction that is going to create a tremendous amount of runoff. And it just so happens that my property is a little bit lower than their property. So it doesn't take a rocket scientist to figure out where this drainage is going to go. Straight to our yard creating a swamp. At one point I said, I would be happy if they just put a privacy fence up. I'm not sure that's even enough now. I wish someone would take our words to heart. Put yourself in our shoes. Would you want three government subsidized duplexes being built next to you?

[Sent from Yahoo Mail for iPhone](#)

Luzier, Debbie

From: Randall Piatt <randosrandc@live.com>
Sent: Thursday, March 7, 2024 8:36 PM
To: Luzier, Debbie
Subject: Re: Hammonds Robinson St
Attachments: 1000004887.jpg; 1000004890.jpg

You don't often get email from randosrandc@live.com. [Learn why this is important](#)

1st issue is, where are the guest, friends, relatives supposed to park? There are bound to be get togethers. Where is everyone supposed to park. Only parking is on-site, no street parking.

2nd there is the drainage. I enclosed 2 pictures taken under my house. You can see my foundation is sitting on Limestone in the 1st picture. 2nd picture shows how far under the grade the Limestone is. I know it can vary, but I was here 24 years ago when the new water line was run for Chamber Estates. They had to bring in a special trenching machine to get through the solid Limestone. The 1/4 of the area, which is the highest spot, is not going to be able to handle the water from the other 3/4. It will either flood the neighbors or if it is sent to the street, it will add to the flow that is now running down Robinson St. This flow comes out on to Samuel Milroy then turns into my drive, run down to a drain I had to install, then out beside my garage. I've had water standing there for months when we get a lot of rain. It just adds to the mosquito population, which this year I've been dealing with since the last week of February.

Sent via the Samsung Galaxy S22 5G, an AT&T 5G smartphone
Get [Outlook for Android](#)

From: Luzier, Debbie <DLuzier@grwinc.com>
Sent: Wednesday, March 6, 2024 3:29:03 PM
To: Randall Piatt <randosrandc@live.com>
Subject: Re: Hammonds Robinson St

Certainly!

The Plan Commission hearing is open to the public and there will be time allotted for public comment.

Are there any questions I can try to answer for you in advance of the hearing?

Sent from my iPhone

Debbie Luzier, AICP

GRW | [engineering](#) | [architecture](#) | [geospatial](#)

9001 N. Wesleyan Road, Suite 200 | Indianapolis, IN 46268

O 317.347.3650 | D 859.940.7247 | C 317.258.8046

Email: DLuzier@grwinc.com | Website: www.grwinc.com

[Follow Us On LinkedIn](#)

On Mar 6, 2024, at 3:26 PM, Randall Piatt <randosrandc@live.com> wrote:

You don't often get email from randosrandc@live.com. [Learn why this is important](#)

Hello

My name is Randall Piatt, I live at 1209 Samuel Milroy Rd Delphi. It is on the corner of Samuel Milroy and Robinson St.

I have lived here almost 33years and would like to have the opportunity to express concerns and ask questions about the development on Robinson St by Hammonds.
Thanks.

Sent via the Samsung Galaxy S22 5G, an AT&T 5G smartphone

Get [Outlook for Android](#)



