

Eddie D. Melton
Mayor



Marco Molina
City Attorney

CITY OF GARY PLAN COMMISSION PUBLIC MEETING

Thursday, March 20, 2025 @ 3:00 PM

Council Chambers, Gary City Hall, 2nd floor,
401 Broadway Gary, IN 46402

AGENDA

Roll call

ALAN HARRELL – **ABSENT**
WILLIAM ALLEN - **ABSENT**
TOM CERA - **PRESENT**
LLOYD FISHER - **PRESENT**
WILLIE MILLER - **ABSENT**
SHERMAN WILSON - **PRESENT**
TARYL BONDS - **ABSENT**
BILL COOK – **ABSENT**

NEW BUSINESS

PC 2025-08 – PETITION TO REPLAT 1757-59 Waite Street

- **Staff's overview provided by C. Sharp:** No overview was provided
- **Petitioner, Armond Boulware, 2690 Tyler St., was present:** He provided an overview of the Legacy project, which create real estate solutions that promote multi-generational living. It will contribute to economic growth and affordable home healthcare by offering job opportunities for the community allowing for elders to live comfortable in their homes. Additionally, it would promote home ownership with young adults. He continued to detail how the homes will support multi-generational living. The homes will have two primary suites; an elder suite on the main level, which is ADA & wheelchair accessible and a homeowner suite, which is located on the second level. Building plans and features were brought as a visual.
- **Public Comment was opened:** No comments.
- **No questions from the Board were asked.**

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DEPARTMENT UPDATE



COMPREHENSIVE PLAN PROCESS

- **MKSK rep., Valerie B. provided an overview:** She introduced MKSK as an urban planning and design landscape architecture firm. Their purpose is to audit the current 2019 comprehensive plan and translated it to an updated 2025 version. The reason is to incorporate all development plan, the priorities of the current administration, and a useful tool and guide. The timeline of the plan consists of auditing and outlining in beginning March, developing a preliminary draft by May, and produce a final draft by June. A synopsis was given of the 2019 plan audit highlighting that it will be used as the framework for the 2025 version. C. Sharp noted that the comprehensive plan was accessible via the city website. The objective of the 2025 plan will be simple and concise emphasizing the vision for the future with measurable goals, a chapter focusing on redevelopment opportunities to facilitating economic development, develop easy of use maps for any plan review, incorporate commonly-used neighborhood designations, and executive summary. There are a variety of plans that will be integrated into the 2025 plan including, *2018 Marquette Plan Action*, *2019 "NW/ 2050" Comprehensive Plan*, etc. The plan will have two parts; part one being the vision and redevelopment opportunities, and part two will detail the existing conditions, vision and metrics, maps, and policy and projects among the several key areas.

Adjournment