

McCordsville

ESTD  1988

INDIANA

McCordsville Plan Commission Meeting Minutes March 19th, 2024

Members Present: John Price, Brianne Schneckenberger, Devin Stettler, Brian Hurley, Katie McLearn, Scott Shipley

Members Absent: Chad Gooding

Other members present: Ryan Crum, Mark Witsman, Allyson Hamlin, Beth Copeland – Taft Legal counsel

Approval of Minutes

Ms. Schneckenberger made a motion to approve the February minutes, Ms. McLearn seconded, board voted 6/0.

Old business

PC-23-023, Pulte Group's request for a favorable recommendation on an Amendment to the Jacobi Legacy Farms PUD, located at the northwest corner of CR 750N and CR 500W.

Melissa Gerard with Pulte presented the proposed development.

Ms. McLearn asked if there is currently a commitment for how long they will keep the property and maintain it.

Pulte stated that they are not aware of any language that specifies that but would like to add it to the PUD.

Mr. Hurley asked about the responsibility of maintaining landscaping.

Pulte stated that the main loop would be the responsibility of the town and alleys would be maintained by the management company.

Discussion took place on types of people that would live there and pricing of the units.

Mr. Price asked about setbacks on the units with the attached garages.

McCordsville

ESTD  1988

INDIANA

Pulte was unsure of the setback amount.

Mr. Price stated he is concerned about parking and the density of the community.

Discussion took place on the PUD, there is some confusion on housing numbers and Mr. Price requested that be cleaned up.

Mr. Price stated he would like more greenspace in the other 2/3 of the development as well.

Ms. Schneckenberger stated she appreciated all the greenspace, but she also is concerned about parking.

Pulte said they can add the language to the PUD pertaining to parking.

More discussion took place on parking issues.

Ms. Schneckenberger asked for clarification on setbacks for the town homes and the cottages that have garages.

Mr. Shipley also stated concerned about parking.

Staff stated they are also concerned about parking for residents as well, driveways need to be deep enough for cars to park in, and we cannot count on or plan for a great management company.

Ms. Schneckenberger stated a concern about the walking path being well lit or having call stations.

Mr. Price suggested BUG rating for lighting should be added to the PUD specifically.

Mr. Crum did share there was a letter of remonstrance.

Mr. Stettler opened the public hearing. No one chose to come forward to speak.

Staff recommended a continuance for this agenda item.

Public hearing was left open.

McCordsville

ESTD  1988

INDIANA

Mr. Price moved to continue this agenda item and hold a public hearing at the next Plan Commission meeting Ms. Schneckenberger seconded, the board voted 6/0.

New Business

StorAmerica Gateway's request for approval of a Secondary Plat for two (2) lots at the southeast corner of W Broadway and CR 750N

Mike Surak presented for StorAmerica.

There were no initial comments from the board or from staff.

Ms. Schneckenberger motioned to approve the secondary plat, Mr. Shipley seconded the board voted 6/0.

TRG Development's request for approval of a Development Plan for a multi-family residential development located along the eastside of Kensington Way, and south of Wellington Way

Staff presented the development plan.

Adam Conola presented for TRG.

Staff requested they match the requirements of current housing for lighting.

Mr. Price asked about a wastewater plan, Mr. Witsman stated they are still working through these questions.

Mr. Price motioned to approve TRG primary plan, contingent upon shading on the streetlights are less than .1 candels, completion of the stormwater and mounding study, and to ensure the brick trash enclosure matches the other main buildings, Ms. Schneckenberger seconded, the board voted 6/0.

Ms. Schneckenberger stated she will be absent from next month's meeting.

Mr. Price made a motion to adjourn the meeting, Mr. Shipley seconded, the board voted 6/0.