

**Plan Commission
Meeting Minutes
January 19, 2021
Held In-Person and Virtually through the
Zoom Meeting App Due to Covid-19 Pandemic**

Call to Order and Roll Call

MEMBERS PRESENT: Brianne Schneckenberger, Devin Stettler, Steve Duhamel, Tom Strayer, Barry Wood, Chad Gooding

MEMBERS ABSENT: Scott Shipley

OTHERS PRESENT: Director of Planning Ryan Crum; Attorney Gregg Morelock, Town Manager Tonya Galbraith, Town Engineer Mark Witsman, and Planning & Building Administrative Assistant Jennifer Pack.

Election of Officers

President and VO

Mr. Duhamel nominated Devin Stettler to serve as president for the term ending Dec. 31, 2021. Ms. Schneckenberger seconded the motion. The motion passed unanimously.

Mr. Duhamel nominated Brianne Schneckenberger to serve as vice president for the term ending Dec. 31, 2021. Mr. Strayer seconded the nomination. The motion passed unanimously.

Publication of Public Notice

Mr. Crum stated that the only publication that meets the state standard as the Publication of Public Notice is the Greenfield Daily Reporter.

Mr. Duhamel made a motion to make the Greenfield Daily Reporter as the Publication of Public Notice. Ms. Schneckenberger seconded the motion. The motion passed unanimously.

Agenda Consideration

Oaths of office

The Oath of Office was administered to Barry Woods, Tom Strayer, and Steve Duhamel.

Mr. Crum asked that an email from a resident be allowed to be read and placed in the minutes. Permission was granted and Mr. Crum read the letter from a resident asking that the Plan Commission ensure that new housing developments conform to the Town Ordinances, saying that he believes the PUD requirements are creating substandard housing developments in the Town.

Mr. Crum asked the Move up Fischer homes agenda item, very quick and move to top to get out of the way

Approval of Minutes

Ms. Schneckenberger made a motion to approve the minutes from the November 2020 meeting. Mr. Woods seconded the motion. The motion passed unanimously.

Old Business

None

New Business

Fischer Homes' request to approve a Development Plan & Secondary Plat for Section 8 of Woodhaven

Rick Ellis appeared to represent Grand Communities. Section 8 includes 36 lots on 13 acres. This is the last section of subdivision. He stated that they have received approvals from Aqua Indiana and have addressed all comments made in the Technical Advisory Committee meeting.

Staff report

Mr. Crum stated that the developer is meeting all Woodhaven PUD standards and Staff is in support of the petition and recommends approval.

Mr. Duhamel made a motion to approve the secondary plat and development plan as presented. Mr. Woods seconded the motion. The motion was approved unanimously.

PC-20-018, Roger Heir's request to rezone the property at 5890 W Broadway from R-3 to Professional Business Office

Mr. Heir presented his proposal to rezone his property from an R-3 to Professional Business Office.

The Board, Mr. Crum, Mr. Witsman, and Mr. Heir discussed the issue of traffic flow in that area, both current and future, especially in light of the future development of Town Center across the street from the parcel.

Public Hearing:

No comments from the public

Mr. Duhamel made a motion to make a favorable recommendation to the Town Council. Ms. Schneckenberger seconded the motion. The motion passed unanimously.

PC-20-019, BridgeNorth Homes' request for an Amendment to the Villages at Brookside PUD

Mr. Woods made motion to grant a continuance. Mr. Duhamel seconded the motion. The motion passed unanimously. This item is being continued to the February 16, 2021 meeting.

PC-20-020, Southwark Metal Manufacturing Company's request to approve a Primary Plat at the Southeast Corner of 600 W & 600 N

Bill Butz with Kimley-Horn & Associates appeared for the petitioner. The Petitioner requests to establish the primary plat the development will sit on. The northern block of land will be reserved for future development

Mr. Crum stated that this primary plat request allows for the subdivision of one parcel into two sections – it is establishing legal lots and blocks. Block 1 is the Southwark, block A, the northern block, will be left as is.

Staff has no concerns and recommend approval.

Public Hearing:

Amy Bolinger, a resident on a neighboring parcel, asked about plans for shielding between the industrial site and the residential.

Robert Rosebrock, the owner of the residential property on east side, asked about the storm sewer and where the sanitary sewer will run.

Mr. Crum addressed Ms. Bolinger's question, stating that a road will be going in along the parcel line which will be adjacent to her northern property line. The development of both the parcel and the road include a trail, storm swails, and a buffer yard with moundings plantings of trees and shrubs. Mr. Crum invited Ms. Bolinger to email him and said that he would send her the first draft of the plans.

Mr. Witsman and Mr. Butz addressed Mr. Rosebrock's concerns, explaining the design of the storm sewer and the sanitary sewer.

Ms. Schneckenberger made a motion to approve the primary plat. Mr. Duhamel seconded the motion. The motion passed unanimously.

PC-20-021, Premier Land Company's request to rezone parcel on 900N from R-1 to Vintner's Park PUD

Richard Henderson and Brian House presented on behalf of the petitioner. The proposed PUD would include 127 lots on 80 acres. Lot sizes would range from 11,000 sf to 29,000 sf. He stated the development would be compatible with Highland Springs, describing a development with landscaping that exceeds the requirements in the Town Ordinance and upscale homes that feature the most expected styles of today's market. Mr. Henderson presented the common area and entrance features.

Board Discussion:

Mr. Duhamel asked about the location of Section C. In answering, Mr. Henderson noted that there is an error in the picture. Mr. Crum noted that the PUD requires a certain number of lots in each section, so the PUD would be the authority on the number of lots, not the picture in the presentation.

Mr. Duhamel asked how many lots would be lost if the 75' lots were turned into 95' lots. Mr. Henderson asked for a few moments to do the calculations and noted the developer's goal is to have two different product lines.

Mr. Strayer asked how the proposed development compares to the surrounding neighborhoods. Mr. Crum stated that Geist Woods Estates (GWE) is on 95' lots and Deer Crossing is on 60' or 65' lots. He stated that Highland Springs lot sizes are not comparable because the subdivision is on septic and well.

Mr. Woods noted that the developer designed the lots to be a little narrower because they are working around natural features and that the subdivisions will have amenities and common areas that GWE does not have.

Mr. Henderson confirmed Mr. Woods statement and told Mr. Duhamel that by widening the 75' lots to 95', they would lose twelve (12) lots, which would not work financially for the development. He noted that the ranch product would start in the high \$300,000 and be over \$400,000 on average.

The Staff Report was deferred until after public comments to better address any concerns brought up.

Public Comments:

Mr. Sture – Asked how wide the sidewalks are and how far away from the curb questions they would be. He also asked if there would be streetlights and how far apart those would be. He also asked if the mailboxes would be on the street. Mr. Crum answered that the sidewalks would be 5' wide and 6' from the curb. He affirmed that there would be streetlights in the development that would be about 200' apart per Town Ordinance, and that the mailboxes would be on the street curb.

Lindsey Hill, a resident on Dogwood Dr. voiced concerns about property values being lowered, increased traffic through GWE, and the buffering between the two neighborhoods. She voiced concerns about an increase in traffic, pointing out a lack of stop signs on May Apple Dr. and asked that traffic control is part of development

Matt Olsen, an attorney representing the GWE Homeowners Association Board, asked for five minutes instead of two. After discussion,

Mr. Wood made a motion to grant Mr. Olsen five minutes to speak. Ms. Schneckenberger, seconded the motion. The motion passed unanimously.

Mr. Olsen noted that he had submitted detailed comments to the developers and thanked them for their response. He stated that he still has concerns regarding the traffic and buffering. He asked for a blanket prohibition of construction related traffic through GWE. Mr. Olsen also noted that the traffic study did not examine cut through traffic. He asserted that traffic would avoid the intersection at CR 700 W and CR 900 N, which is currently operating below acceptable levels, and cut through Vintner Park and GWE. He asks for speed control measures to be added to the neighborhood. Mr. Olsen also asked that

buffering between GWE and Vintner's Park. He notes the 10' conservation area between GWE and Vintner's Park and asks for assurances that trees that are removed be replaced.

Bob Holzbach, a GWE resident, voiced concerns about the traffic flow. He believes that the traffic study is flawed and that it underestimates the increase amount of traffic flow during peak AM and PM times. He pointed out the issues with the intersection of CR 700 W and CR 900 N. He also asked that the developer prevent construction traffic through GWE with penalties.

Michael Walker, a resident on May Apple Drive. He is concerned that if Section C is developed first that if there is excess demand for those homes a future revised request could expand the number of those homes. He requests that there is a guarantee that Section C will not expand. He asked for a clear statement on when Vintner's Park would be connected to GWE. He also asked for a screening between the two neighborhoods because GWE has a more wooded feel.

Emi Kreklau, a resident of GWE, asked about the intersection at CR 700 W and CR 900 W. She noted that the report says it is currently below acceptable levels of services and needs improvements and that it falls under Marion Co jurisdiction. She asked if the report has been shared with Marion Co and what the process is for getting the issues addressed. She also noted that CR 900 W into Marion Co is currently closed and if the Town knows what is happening with that road.

Robert Plummer asked about the impact on the Schultz Creek, noting that it already floods with heavy rains.

Mr. Crum read a question from Kevin on the chat feature asking for rear elevation photos.

Mr. Henderson first addressed the concern about Vintner's Park negatively effecting GWE property values. He noted that the ranch homes will start in the high \$300,000 range and the homes on the 95' lots will start in the low \$500,000 range with the average home price being \$575,000. He stated that the average sales price in GWE is \$470,000. Based on those values, Vintner's Park should help the home values increase in GWE.

Regarding construction traffic and cut through traffic, he stated that the PUD already includes language that construction traffic can only use the construction entrance on CR 900 for the first phase and then other streets during subsequent stages. No site development traffic will go GWE. Once the second phase is complete and the road has been paved, the road will benefit GWE in terms of a secondary access for emergency vehicles. To keep it closed during the home construction process would limit emergency traffic. Mr. Henderson said that they will sign all construction traffic to use the CR 900 N entrance,

In regard to buffering, the developers are offering to maintain a minimum of 10' of tree conservation easement on the north, east, and west with more if possible.

Mr. Henderson noted that there are restrictions on the discharge rates for the Schultz legal drain, and they will comply with those ordinances.

Mr. Henderson noted that all the 75' lots will come in in first phase because the only access point is the entrance off of CR 900. This means that they must work from the south to the north.

Mr. Crum first addressed Mr. Walker's question about phasing. He noted that the PUD ordinance allows maximum lot counts for each area. No area can exceed the allotted lot count. Mr. Crum believes there is adequate control but will look at the language again to ensure the number of lots for each section will not change.

Mr. Witsman reviewed the traffic study performed A&F Engineering.

- The study concluded that very little traffic would route through GWE, only 30 cars per day.
- A second entrance is required for emergency access.
- Mr. Witsman specifically requesting the scoring for CR 700 W and Glory Maple Dr intersection. While that intersection currently rates as a D in the afternoon peak hour, the added traffic will not change the rating. The study acknowledged the as traffic increases on 700 W it will get worse. Having the secondary exit through Vintner's Park will benefit the GWE residents.
- CR 700 W & CR 900 N scores poorly in north & south for longer waiting time but does ok for east and west directions.
- The Town has sat down and talked with Marion Co in the past about the CR 700 W and CR 900 N intersection. At that time, it was not on their radar. The benefit of this study is that it will aid in future discussion to generate a project for improvements.

Mr. Witsman did note that internal trips were covered in the study between GWE and Vintner's Park and it was concluded that that there would be an increase of no more 30 cars per day. Mr. Crum asked for clarification about cut through traffic. Mr. Olsen clarified his question, stating the report did not address the amount of traffic that non-residents seeking to avoid the 700 W and 900 N intersection would generate.

Mr. Witsman stated he didn't believe it would be an issue because, while the intersection scores poorly in the north-south direction due to wait times, it earned an average score in the east-west direction.

Mr. Witsman stated that Town would already be attempting to minimize construction traffic by placement of construction entrances and policing through inspections. Signage will be used, but the road cannot be blocked because it would limit emergency access.

He did note that there is 1900 ft of road segment before stop sign. He will look at that and have discussions with Public Works for stop sign placement.

Mr. Witsman addressed the drainage question and described the limitations on the release rates for the Schultz and Schultz basin.

On follow-up, Mr. Witsman noted that the extra 30 cars wouldn't be seen until the road is connected and the homes are built.

On follow-up, Mr. Henderson stated that the road wouldn't be connected until Section 2 begins, so in approximately three years.

Mr. Crum asked Mr. Henderson about renderings of rear elevations. Mr. Henderson noted that he does not have photos to share but they have made commitments in the PUD Ordinance to have the standard bumps on the back and gable on the rear, specifically on the homes that back up to GWE and in the other high visibility areas the Town has requested.

Mr. Witsman said that the Town will reach out to Marion County and provide the traffic study and highlight issues. If Marion County asks for assistance, he will take the request to the Town Council.

Mr. Woods asked about the tree buffer between the properties and replacing trees that need removed, possibly with spruces or something that provides a little more privacy.

Mr. Henderson stated that the goal is to preserve as many trees as possible. He noted that the lots that back up to GWE are 200' deep and does not anticipate any issues with maintaining the existing trees. He said that they could write in the ordinance that if they had to clear a full area they would supplement that area.

Mr. Woods asked Mr. Holzbach how he arrived with the number in his analysis. Mr. Holzbach gave explained and reiterated his point that drivers will want to avoid the intersection at 700 W and 900 N and will drive through the neighborhoods. Mr. Woods asked Mr. Witsman to reach out to A&F and clarify the study.

Mr. Crum, Mr. Witsman, and Ms. Schneckenberger discussed traffic calming methods including speed bumps and gating the neighborhood. Public Works is opposed to speed bumps from a maintenance standpoint and the streets in GWE are public streets and cannot be gated.

Staff report:

Mr. Crum stated that Staff performed the standard study and did a comparison matrix to existing neighborhoods. Mr. Crum has some concerns about the fence picket material.

Mr. Strayer made a motion to make a favorable recommendation to the Town Council, subject to commitments made by petitioners to work with staff. Mr. Woods seconded. The motion passed unanimously.

PC-20-022, Pulte Group's request to rezone 5377 W 1000 N from R-1 to PUD

Rex Ramage presented the proposed Winridge PUD on behalf of the petitioner. The development was first proposed as a quad development on 14 acres. That was changed to 35 single family lots on the 14 acres with a median entry and a "cul-de-loop" to create .4 acres of green space in the community. The lots would be 52' wide with home styles that originated in the pacific northwest. The developer has agreed to a 10' tree conservation easement and have committed to replacing any trees that are taken down and to have offsite easements. There is the potential that if Fishers adds a median to CR W 1000 N (96th Street), then the development would be a "right in, right out" entrance. Both the Eastern and Western landowners have declined to sell at this time.

Mr. Ramage and Mr. Crum proposed reducing lots from 52' ft to 50', reducing the side yard setback from 6' to 5', and limiting fences.

Staff report:

Mr. Crum stated that the density is a little higher than adjacent neighborhoods, but that is common with infill sites like this. He stated that in terms of architectural standards, the development is similar to other developments. He also stated that Staff is intrigued by the "cul-de-loop" idea. He asked that the

sidewalks be moved from the yards to the loop, which would create a setback of 35' instead of 25'. This adjustment would keep cars from overhanging the sidewalk and will allow homeowners to park cars two cars deep in driveways. He believes this could be a good test run for future developments.

Mr. Crum voiced a Staff concern about the buffering and setback on CR 1000 N (96th Street). The proposed common area along the road was only 20' deep. Fishers will eventually widen the street, eliminating that common area. Staff asked the developer to widen the common area to 35' deep. It would be fairly consistent with the other developments that are 40' deep off of CR 1000 N, but would narrow the lots from 52' to 50'.

Public Comment:

Rick Whitton asked what the price point is on the homes,

Jerry McConnell, a neighboring property owner, stated that he is currently on well and septic. He asked if he would be able to get on the town's water and septic in the future.

Mr. Ramage stated that the homes would be in the low \$300's, with the average price at \$320,000.

Mr. Witsman addressed Mr. McConnell, stating that will evaluate the property for sanitary sewer. He also said that the water service in that area is through Citizen's Water, and that Mr. McConnell will need to contact them to connect.

Mr. Woods noted that from a design standpoint, the developer has done they best they can do, but that he does not like 52' or 50' lots.

Mr. Duhamel stated that he does not like the setbacks only allowing 10' between the homes.

Ms. Schneckenberger also voiced concern over the lot width.

Mr. Ramage addressed the concerns stating that the home series is not a traditional single-family home – they are more narrow – and lends itself well to the different layout and assured the Commission that the homes would not be anything less than high quality homes. He also noted that McCord Pointe also only has 5' side yards and that younger buyers do not want to spend time with yard maintenance.

Ms. Schneckenberger made a motion to make a favorable recommendation to the Town Council, with the amendment adjusting the lot widths to 50'. Mr. Strayer seconded the motion. The motion passed 5/1, with Mr. Duhamel voicing the Nay vote.

Lennar Homes' request to approve a Development Plan & Secondary Plat for Section 7 of McCord Pointe

Kyle Eichhorn of HWC Engineering appeared to present on behalf of the petitioners. McCord Pointe Section 7 is composed of 82 lots on 33 acres.

Mr. Crum and Mr. Witsman both indicated that they have outstanding questions from the Technical Advisory Committee meeting that they have not reviewed comments on.

Mr. Witsman asked that this matter be continued to the February meeting.

Mr. Duhamel made motion to grant a continuance. Ms. Schneckenberger seconded the motion. The motion passed unanimously. This item is being continued to the February 16, 2021 meeting.

Aurora Way, Amendment to Town's Thoroughfare Plan

Mr. Crum introduced the plan to amend the Town's Thoroughfare Plan to include the new road Aurora Way. The process to amend the Plan will begin next month, Mr. Crum is introducing it to the Commission now to get comments and suggestions. Aurora Way will help to limit traffic on CR 600 N and provide an additional access point for industrial traffic.

The Town submitted for Community Crossing Grant to fund this project and won. The funds will allow the Town to construct the first part of Aurora Way.

Announcements

Director's Report

Mr. Crum announced that the annual report will be published in February and that the Planning & Building department issued 240 single family home permits in 2020.

The next meeting will be on February 16, 2020, if needed.

Adjournment

There being no further business, meeting was adjourned.