

# **Plan Commission Meeting Minutes July 19, 2022**

## **Call to Order and Roll Call**

Members Present: Brianne Schneckenberger, Chad Gooding, Jennifer Hermann, Scott Shipley, Devin Stettler, Tom Strayer (arrived immediately after roll call)

Members Absent: Steve Duhamell

## **Agenda Considerations**

None

## **Approval of Minutes**

Ms. Schneckenberger made a motion to approve the June 2022 Meeting Minutes with spelling corrections for Ms. Schneckenburger's and Ms. Hermann's names. Ms. Hermann seconded. The motion was approved 4/0/2. Mr. Stettler and Mr. Shipley abstained because they were not at the June meeting.

## **Old Business**

None

## **New Business**

### ***Revel & Underwood's request for approval of a Development Plan for Kid City USA and re-plat of McCordsville Corner Shoppes***

Mr. Crum introduced the project and stated the location and size of the development. He also noted this is for approval of the Development Plan and a replat of the secondary plat for all McCordsville Corner Shoppes. Mr. Crum stated the original plat had some errors on it that are being corrected with the replat.

Victor Reyes presented for the petitioners. He reviewed the details for Kid City development plan; noted the replat is a cleaning up exercise to make the easements more clear and correct inconsistencies.

### ***Floor opened for public comment***

No one commented

### ***Floor closed for public comments***

Ms. Schneckenberger moved to approve both the development plan and replat. Mr. Shipley seconded. Motion passed 6/0

### ***Rebar Development's request for approval of a Secondary Plat for McCord Square Phase I***

Mr. Witsman noted that he and Mr. Crum had not had a chance to fully review and there are some errors that need correcting. He asked that a motion to approve be contingent upon Staff final review and comments.

Mr. Crum stated that this is urgent because the closing date is set, and the Town needs the plat in order to close. He reviewed the plat and stated that the development plans and architectural styles have been approved. This plat sets the right of ways and easements. Mr. Crum confirmed to Mr. Strayer that the plat includes the changes that had been discussed for CR W 750 N.

***Floor opened for public comment***

No comments

***Floor closed for public comment***

Ms. Hermann made a motion for approval contingent on staff review. Ms. Schneckenberger seconded. Motion passed 6/0.

***Platinum Properties' request for approval of an amendment to the Preliminary Plan for the Colonnade Subdivision***

Mr. Crum introduced the request. He said that the amendment is to move an entrance from the east end of the property to the west end. There are no other changes.

Tim Walter presented on behalf of the petitioner. He explained that the petitioners have not been able to acquire a parcel to accommodate a turn lane.

***Floor opened for public comment***

Dan Stock presented an option to move the drive 37 – 150 feet to the west instead of all the way to west end of the property. He highlighted school traffic, headlights flashing into homes along CR W 700 N, and traffic trying to bypass CR N 600 W through the neighborhood as issues that moving the entrance to the west will create.

Elizabeth Stock noted that the original plan had a berm that protected her property from headlights of oncoming cars. Moving the entrance to the west side will cause headlights to illuminate her yard and flash through her windows.

Jeff Cross noted that school traffic is still a concern and that moving the entrance to the west end of the property will make the traffic problems worse.

Shawn Convoy stated that he agreed with the previous comments and is concerned with school traffic and looking down a long street instead of a landscaped berm.

Bryan Burney stated the east end is the best location for the entrance and briefly mentioned the purchase negotiations.

Kevin Smith asked about storm water and drainage.

***Floor closed to public comments***

Mr. Walter responded to the comments, stating that the petitioners believe the eastern entrance is the best location and agree with the stated concerns. He said that purchase negotiations had stalled to the point where they needed to look at other alternatives.

Mr. Walter, Mr. Crum, and the Commission members discussed the issues with the purchase negotiation, school traffic and stacking issues, street design standards, and the possibility of shifting lots.

Ms. Schneckenberger made a motion to continue this agenda item to the August Plan Commission meeting. Ms. Hermann seconded. The motion passed 6/0.

***StorAmerica's request for a favorable recommendation on a rezone from Gateway Crossing PUD to StorAmerica PUD***

Ryan introduced the request, stating that the parcel is part of the Gateway Crossing PUD and that Staff recommended that the parcel be rezoned because it is simpler and cleaner to rezone for the parcel instead of amending the existing PUD. The proposed PUD would be a commercial PUD with 2 parcels, an interior drive and perimeter trail. One parcel would be for self-storage and office suites. The other parcel would be an out-lot.

Mike Surak presented for the petitioner, giving a brief overview of the parent company, noting that the surrounding self-storage facilities are near capacity, and discussing initial inquiries the petitioners have had for the out lot.

Mr. Witsman gave technical requirements for the private road that would impact the layout of the site.

Mr. Strayer commented on the color of the sign and the architectural style of the building. Mr. Crum stated that Staff gave direction for traditional style architecture because of the surrounding areas, but was willing to have further discussions about style.

***Floor opened for public comment***

Rick Schmadeke, co-owner of Ameristore, stated that there are nine self-storage facilities within a five-mile radius and that a tenth facility in the heart of McCordsville is not the best use for the site. He also noted that most facilities are full during summer months, but that capacity drops during the winter months.

John Perine, co-owner of Ameristore, stated that the rendering is incomplete based on the data provided in the submission and noted what he believes are holes in the submission. He also asked where the retention pond will be located on the property. He does not believe the rezone should be voted on until it is properly submitted.

***Floor closed for public comment***

Mr. Witsman, Mr. Surak, and Mr. Crum discussed the requirements for the retention pond, the location of the private drive, the size of the office suites and storage units, and the petitioner's intention that the building be single-story. After discussion, it was suggested that the agenda item be continued to the August meeting so that the issues of the pond and private drive be addressed.

Ms. Schneckenberger made a motion to continue the agenda item to the August meeting. Mr. Shipley seconded. The motion passed 6/0.

**New Business from Floor**

Mr. Crum provided an update on the progress of McCord Square and explained the change in location for a new Town Hall and police station. He also discussed the timing of different portions of the project. McCord Square

Mr. Witsman gave a brief report on the timing of the Vintner's Park development.

**Announcements**

The next meeting will be August 16, 2022.

**Adjournment**

There being no further business, the meeting was adjourned.

