**Plan Commission**

**Meeting Minutes**

**September 19, 2023**

**Members Present:** Brianne Schneckenberger, Steve Duhamell, Devin Stettler, Bryan Burney, Scott Shipley, Greg Brewer, Chad Gooding

**Members Absent:** N/A

**Others Present:** Ryan Crum, Ethan Spalding, Mark Witsman, Greg Moorelock

**Agenda Considerations**

1) PC-23-011 Continued to OCT 17th meeting.

2) PC-23-014 Continued to OCT 17th meeting.

**Approval of Minutes**

Mr. Brewer made a motion to approve the minutes of the June meeting. Mrs. Schneckenberger seconded. The motion passed 5/0.

**Old Business**

***N/A***

**New Business**

No new business

**New Business from the Floor**

**PC-23-012, MI Home's request for a favorable recommendation on a rezone to the Rockport PUD, and a primary plat for 129 lots, on +/- 80 acres located at 6260 W CR 900N.**

MI Homes (John Issacs) represented the petitioner and presented the site plan and layout of the proposed Rockport neighborhood.

*Mr. Settler opened discussion to the Public.*

Christy Boruvka from Highland Springs had concerns about having more homes and people in the area with the current traffic problems that exist.

J. Timothy Stewart had a question about where the entrance to the Rockport neighborhood would line up across the street at Traditions due to traffic concerns.

Mr. Brewer asked how much tree line would be left in place between the Rockport neighborhood and Bay Creek West. Mr. Issacs gave an estimate of leaving all trees in place between the neighborhoods.

Amanda Perdue had concerns about traffic, smaller lot sizes, and home prices in Rockport.

Geanie Roberson from Bay Creek West was concerned with who would maintain the trees.

Staff answered that they were in support of the smaller lots due to the additional common area that was provided in this new site plan of Rockport. Staff also answered that the neighborhood HOA would be responsible for the tree line/common area. Traffic concerns were also answered by making the public aware it takes time for traffic issues to be rectified and that the Town is actively in the process of addressing such issues and working a current road impact fee for implementation.

Mr. Issacs answered that it is a minimum of 100 ft from Highland Springs to the Rockport home lines. He also added that floor plans will range from $400k – $600k.

Mr. Brewer expressed his concern over the actual setback between neighborhoods (Bay Creek West & Rockport).

Mr. Issacs stated it would be a minimum of 25 ft.

Staff explained that there are not any major setbacks between “like” uses.

*Mr. Settler closed discussion to the Public.*

Mrs. Schneckenberger made a motion for a favorable recommendation contingent upon 8ft side yard setback (16ft aggregate) and rear articulations on Lots 76 & 77 along with additional landscaping. Mr. Brewer seconded. The motion passed 7/0.

Mr. Brewer made a favorable recommendation for the Rockport PUD contingent upon any staff refinements. All members voted Yay. The motion passed 7/0.

Mrs. Schneckenberger made a motion to approve the primary plat plan contingent upon any staff conditions. Mr. Brewer seconded. The motion carried 7/0.

**PC-23-013, MI Home's request for a favorable recommendation on a rezone to the Helm's Mill PUD, and a primary plat for 234 lots, on +/- 118 acres located at the southwest corner of CR 1000N and CR 400W.**

MI Homes (John Issacs) represented the petitioner and presented the site plan and layout of the proposed Helm’s Mill neighborhood.

*Mr. Settler opened discussion to the Public.*

John Kelly requested his surface water continue to be removed otherwise his farmable land will be unusable. He also noted he did not want the trail to extend across his property while the southern portion is not being developed yet. He also stated his disappointment in road impact fees being nonexistent or too low in general.

Brett Kelly requested his surface water continue to be removed otherwise his farmable land will be unusable. He also asked about setbacks from property lines to the proposed home. Brett Kelly also noted a concern for traffic at 400 W.

*Mr. Settler closed discussion to the Public.*

Staff spoke to the Kelly’s and asked for assistance in locating the ditch to help drain the land in which the Kelly’s agreed to help locate. Staff also noted that they are doing all that they can to plan for alleviation of traffic concerns in the general area and that the intersection of 400 W and State Road 67 is a higher echelon issue.

Mr. Issacs also spoke to the Kelly’s and requested their assistance in locating the ditch. He also stated there will be no preexisting tree line between the developed and undeveloped property parcels. Mr. Issacs made a point that M/I will make sure to set clear lines of delineation from the backs of homes to the farm field to show an active agricultural operation.

Staff and Mr. Issacs agreed to stopping the trail at the Helm’s mill entrance.

Staff noted and was okay with the smaller lot sizes that would create an additional 27 homesites in the neighborhood.

Mrs. Schneckenberger made a motion for favorable recommendation contingent upon 2 half basketball courts, minimum of 2,000 sqft on lots 53-60, rear features being required on lots 1-12 & 116-125 & 49-52 & 82-85 & 70 & 61, and two illuminated fountains as well as the compliance with the Town’s rental language. Mr. Shipley seconded. The motion passed 7/0.

Mrs. Schneckenberger made a motion for favorable recommendation on the rezone. Mr. Brewer seconded. The motion passed 7/0.

Mrs. Schneckenberger made a motion to continue the primary plat to October Plan Commission meeting. Mr. Brewer seconded. The motion passed 7/0.

**PC-23-14, Daniel's Vineyard's request for a favorable recommendation on a rezone to Daniel's Vineyard PUD for +/- 80 acres located at 9061 N CR 700W.**

Mrs. Schneckenberger made a motion to continue to October Plan Commission. Mr. Shipley seconded. The motion passed 5/2. (Burney: Nay, Brewer: Nay)

**PC-23-015, BDC Realty Group's request for a favorable recommendation on an Amendment to the Villages at Brookside PUD. The subject site is +/- 5.5 acres located along the westside of CR 600W, approximately 425 feet south of CR 900N.**

Brian Cross represented the petitioner and presented the site plan and layout of the proposed commercial project.

*Mr. Settler opened discussion to the Public.*

J. Timothy Stewart was concerned for the screening between Villages of Brookside, and this proposed development.

Daniel White, a resident of Emerald Springs, faces the proposed development and had concerns about screening from the development proposal as well as traffic concerns along 600 W.

Dawn Hines, a resident of the Villages of Brookside was concerned about the mound height that would screen the project from the neighborhood on each side and traffic in the area.

*Mr. Settler closed discussion to the Public.*

Mrs. Schneckenberger made a motion for favorable recommendation to amend the Brookside PUD. Mr. Duhamell seconded. The motion passed 7/0.

Staff discussed current anti-monotony standards with the board.

**Announcements**

The next meeting will be October 17th, 2023.

**Adjournment**

There being no further business, the meeting was adjourned.