**McCordsville Plan Commission**

**Meeting Minutes**

**June 18th, 2024**

**7:02 PM**

**Members Present:** Brianne Schneckenberger, Devin Stettler, Brian Hurley, Katie McLear, Chad Gooding, Scott Shipley, Dr. John Price

**Members Absent:** N/A

**Other members present:** Ryan Crum, Allyson Hamlin, Beth Copeland J.D. – Taft Legal counsel

**Agenda Considerations:** Mr. Crum suggested that PC-23-023 be moved to later in the meeting.

**Approval of Minutes**

**Ms. Schneckenberger made a motion to approve the May minutes, Ms. McLear seconded, the board voted 7/0.**

**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* ***Item was moved to later in the meeting.***

**New Business**

*Lennar Homes' request for approval of a Development Plan for the Summerton Amenity Area*

Staff presented the Amenity Area to the board. No initial questions from the board. Mr. Crum presented the staff report.

**Ms. Schneckenberger made a motion to approve the Development Plan for Summerton Amenity Area, Ms. McLear seconded, the board voted 7/0.**

*Town of McCordsville's request for a Plan Commission Order for the Amendment to the Broadway/Mt. Comfort TIF District*

Mr. Crum presented the TIF districts to the board with a brief explanation of each.

**Ms. Schneckenberger made a motion to approve the Plan Commission order amendment to the Broadway/Mt. Comfort TIF district, Dr. Price seconded, 7/0. Broadway**

*Town of McCordsville's request for a Plan Commission Order for* *the Amendment to the Consolidated Brookside TIF District*

***Ms. Schneckenberger made a motion to approve the plan commission order to the Consolidated Brookside TIF District, Dr. Price seconded, 7/0. Broadway***

*Town of McCordsville's request for a Plan Commission Order for the Amendment to the Cityscape TIF District*

**Ms. Schneckenberger made a motion to approve the amendment to the CityScape TIF district, Dr. Price seconded, 7/0.**

*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*

Staff presented the Jacobi Farms project to the board.

Rex Rampage presented for Pulte Group.

**Dr. Price made a motion to give 10 more minutes for the petitioner to present, Ms. Schneckenberger seconded the board voted 7/0.**

Mr. Rampage continued his presentation for Pulte Group.

Discussion about staff concerns took place and the board shared their comments.

All interior town homes would have driveways for the interior town homes

Staff presented how the code would work for driveways and parking spots.

Patrick Harwell with LMS spoke about the parking issue.

Mr. Crum clarified that the 2.5 parking spaces would be marked spaces for each household.

Mr. Harwell presented the background for the LMS management company.

Dr. Price asked questions about trash service, fencing between the units, the greenspace, density, clarification on yard setbacks.

Mr. Stettler opened the public hearing.

Paige Crighton took the podium to ask questions: 1) how many residents are expected versus what is being proposed, 2) the property management company, what is the turn over rate for the company, 3) what type of buffer will be offered on the Southside of 750?

No one else chose to speak.

Mr. Harwell, answered a few of Ms. Crighton’s questions, explained there would be a market study done for how many residents would live there, a possibility of more two and three bedroom units than one bedroom, there would be eight full time staff members to manage the subdivision.

Mr. Crum also spoke on some of the questions that Ms. Crighton proposed, architectural standards, spoke on the specific language in the PUD, and reminded that this is a concept plan and things are subject to change.

**Ms. Schneckenberger made a motion for a favorable recommendation of the amendment to the Jacobi Legacy Farms PUD with a commitment for brick wainscotting on all four sides of the townhomes, McLear seconded, 6/1. Dr. Price voted in opposition.**

Mr. Crum updated the board on the name change for 800 N to Vail Rd.

**Dr. Price made a motion to adjourn the meeting, Ms. Schneckenberger seconded, the board voted 7/0.**

**Meeting adjourned at 8:54 PM**