**McCordsville Plan Commission**

**Meeting Minutes**

**October 15th, 2024**

**7:00 PM**

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

**Members Absent:**

**Other members present:** Ryan Crum, Allyson Hamlin, Beth Copeland – Taft Legal counsel via teams meeting

**Agenda Considerations**

**Approval of Minutes
Ms. Schneckenberger made a motion to approve the September minutes, Ms. McLear seconded, the board voted unanimously.**

**Old business**N/A

**New Business**

*PC-24-007, Arbor Homes' request for a favorable recommendation on a rezone from County R2.5 to Mt. Comfort Meadows PUD, located near the northeast corner of CR 500N and CR 700W, comprising +/- 120 acres*

Dominic Dreyer, Arbor Homes, presented the proposed neighborhood.

***During the petitioner’s presentation, legal, Beth Copeland joined via a teams call.***

Mr. Stettler opened the public hearing.

Dr Robin Wagner, thanked the staff for meeting with them. Requested that the R4 zoning be included in the language requirement, shared concern about the traffic impact, asked about possibly lowering the speed limit, if those exceptions are met they would withdraw their objection of the development.

Larry Rhoads, questioned why the smaller lots were going in the top corner instead of the larger lots, also questioned where the water and sewer would come from, asked about the sidewalk.

Carrol Lilyblade, shared her drainage concerns.

Ms. Chapa, shared concern about airport noise and possible expansion of airport.

***There were no other further comments, the public hearing was closed.***

The petitioner began to answer the questions. The zoning has changed to R4, they have included language on road improvements, the northwestern corner lots accommodate the sizes of the homes – it could be a mixture of 55 and 65 feet lots, addressed drainage concerns that they would be assessed during development, sidewalk will be constructed on our side of the development.

Shawn Downey, Arbor Homes, spoke on the utilities.

Mr. Witsman spoke on the speed limit, which is actually a council item. The PUD states they will improve drainage for that area.

Mr. Crum stated R4 is in the PUD today, sidewalk location will be along the east side of the development.

Discussion on the airport noise took place.

Mr. Crum spoke on the airport noise language is a council agenda item but wanted to entertain a discussion on ideas.

Road impact fee payment update but shared that this would apply, working on what triggers those payments.

Staff mentioned the trail throughout the wooded area, would be a mulch trail.

Discussion on the mulched path took place.

Mr. Stettler asked how we have handled other trails in other subdivisions.

The petitioner stated with a mulch trail the cost to maintain is cheaper, trying to preserve as many tree with less equipment.

Ms. Schneckenberger asked about drainage washing away the mulch

Ms. McLear spoke on that a mulched trail would make it harder for residents with strollers, wagons or mobility issues.

Mr. Downey spoke again for Arbor. Once they walk it, they may be able to find corridors that asphalt would work in certain sections.

**Ms. Schneckenberger made a motion for a favorable recommendation, would encourage the Town Council to work on finding language for a paved connectivity in the wooded trail area, speed limit and airport authority noise, Dr. Price seconded, the board voted unanimously.**

*2025 Schedule of Meetings & Filing Deadlines*

**Dr. Price motioned to approve, Mr. Shipley seconded, unanimous vote.**

Announcements
Road impact fee study is continuing to move forward, a drafted; per trip rate. Most likely be presented next month.

Comprehensive plan is currently in the analysis stage and more information in Nov/Dec.

**Ms. Schneckenberger motioned to adjourn, Ms. McLear seconded, meeting adjourned.**