**McCordsville Plan Commission**

**Meeting Minutes**

**November 19th, 2024**

**7:00 PM**

**Members Present:** Devin Stettler, Brian Hurley, Katie Richert, Scott Shipley, Brianne 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**

Switch 5C before 5B.

**Approval of Minutes
Ms. Schneckenberger made a motion to approve the October minutes with editorial changes, Ms. Richert seconded, the board voted unanimously.**

**Old business**N/A

**New Business**

*PC-24-008, Pulte Homes' request for approval of a Primary Plat for 645 lots/units on +/- 177 acres at the northwest corner of CR 750N and CR 500W*

Staff presented the general overview of the primary plat.

Rex Ramage with Pulte homes presented the primary plat.

Dr. Price asked for more details on the apartments, *Area A*.

Staff shared the details that are included of *Area A* in this primary plat. Also wanted to confirm this is the overall unit amount and roadwork, reserve the right to any concerns to the development plan stage.

Pulte agreed and reassured that they are continuing to work with LMS on along with the town.

Mr. Stettler opened the public, no one chose to speak during the public hearing. he closed the public hearing,

**Ms. Schneckenberger made a motion to approve Pulte’s primary plat, Ms. Richert seconded, the board voted 5/1. Dr. Prive voted in opposition.**

*PC-24-010, Town of McCordsville's request for adoption of a* *Zone Improvement Plan and a favorable recommendation on a* *Road Impact Fee Ordinance*

Staff engineer shared a brief overview of what road impact fees include and their purpose.

Matt Brown presented the road impact fees from A&F engineering.

Discussion took place on the impact fees report.

Staff’s preference is to not include the inflation escalator in the ordinance. Staff shared that they researched how to lessen the per trip rate.

Legal counsel provided guidance on the next steps.

*Zone Improvement Plan*

*Mr. Stettler opened a public hearing on the Zone Improvement Plan, no one chose to come forward, the public hearing was closed.*

**Ms. Schneckenberger made a motion to approve the Zone Improvement Plan, Mr. Shipley seconded, the board voted unanimously.**

*Mr. Stettler opened a public hearing on the Road Impact Fee Ordinance, no one chose to come forward, the public hearing was closed.*

**Ms. Schneckenberger made a favorable recommendation for the Road Impact Fee Ordinance, Ms. Richert seconded, the board voted unanimously.**

*PC-24-009, Town of McCordsville's request to Amend the Town's Zoning Ordinance*

Staff presented the reasoning behind amending the zoning ordinance; window signage.

Discussion took place on the wording of the new ordinance; the board approved the film covering but needs the ordinance verbiage edited.

*Mr. Stettler opened a public hearing on the Zoning ordinance amendment, no one chose to come forward, the public hearing was closed.*

**Ms. Schneckenberger made a motion of a favorable recommendation for PC-24-009 with edits to the Town Council, Mr. Shipley seconded, the board voted unanimously.**

*Revision to 2025 Meeting Schedule*

Staff presented the proposed meeting day change to the board for 2025.

Dr. Price had concerns about future events already planned for 2025.

Announcements

**Next Meeting**

December 17th (if needed).

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