**McCordsville Plan Commission**

**Meeting Minutes**

**February 18th, 2025**

**7:18 PM**

**Members Present:** Devin Stettler, Katie Richert (virtual), Scott Shipley, Dr. John Price, Chad Gooding

**Members Absent:** Brianne Schneckenberger, Brian Hurley

**Other members present:** Ryan Crum, Allyson Hamlin, Beth Copeland – Legal counsel

**Approval of Minutes
Mr. Price motioned to approve January minutes, Mr. Shipley seconded, unanimous vote.
*Mr. Shipley – yay***

***Mr. Stettler – yay***

***Mr. Gooding – yay***

***Dr. Price – yay***

***Ms. Richert - yay*

Old business**None.

**New Business**

*PC-25-001, Drees Homes' request for a favorable recommendation on a rezone from R-1 to Creekside PUD for +/- 80 acres at the northeast corner of CR 750N and CR 700W*

Mr. Gooding recused himself from voting in this petition.

Staff gave an overview of the proposed development.

Caitlin Dopher presented the Creekside development for Drees Homes.

***Mr. Stettler opened the public hearing.***

Ned Hart, had the following questions and concerns; where would the sanitary come from, they have been approached for a sanitary easement, what type of study has been done for increased traffic flow, possible roundabout on 700 and Vail Road, impact on schools, is the HOA going to allow rental properties Air BNB or VRBO, clarification for home values for both areas, questions about future road development on 700.

Pat Murray, questioned if the current water treatment plant capacity to handle this new development and spoke on the fact that that stream could have a smell to it.

Dan Vail, was also approached for a sewer easement and has some concerns, what kind of landscaping buffer would be between the properties, wanted clarification on streetlight requirements, concerned about the safety of people being out and about and on the trail leading up to his property.

Roxanna O’Bryant, questioned what the other 10 acres would be, concerned for the neighbors on the South side of 750 N and the traffic load it will cause, interested in what the easement plan would be.

Phil Mueller, asked if there would be a four way stop installed and how would utilities work for that area.

Renee Sayre, 750 road concerns and wondered if it would be addressed before construction, concerned about utilities on 750 and if other residents can connect to the utilities, proposed start date of the intersection re-do to 750 and Broadway, she has concerns about drainage in her yard because it is tied into the field across the street.

Mark Rauch, he had concerns about the lack of notice that the public had mail was post marked 2/07, received on the 12th, questions about sidewalks and surface water.

Alecia Morales, shared about traffic concerns onto Vail Road.

Amy Mckenzie, did not receive any notification and has concerns about drainage.

Rob Hart, asked about the impact study, traffic on Carroll and Vail road, asked about the density.

**Mr. Stettler closed the public hearing.**

Petitioner answered the questions the public had. HOA will be managing the neighborhood, no rentals for 36 months and shared the other details of what is in the PUD. Sidewalks will be throughout the neighborhood and along the trails. The value of the homes; area A $780,000 and area B $625,000. There would be a ten-foot landscaping buffer. Road expansion on the neighborhood roundabout for the 750 and Carroll Road, RIF (road impact fee) would go to road improvements, sewer easement is still in the works, and water will be coming from the southeast.

Mr. Crum shared that there is no impact study on schools, and the town does communicate with the schools.

Mr. Shipley shared that demographic studies and long term planning as a district are being done and well aware of the number and growth of the area.

Mr. Crum stated that streetlights would be cut off streetlight and certain BUG ratings are a requirement, people going off trail would be considered trespassing and the police need to be called. 10-acre parcel details are it would be nonresidential. Spoke on the rentals and the PUD language. Explained the postage requirements, 2 properties deep or 660 feet whichever is less and within 10 days of notice.

Mr. Witsman spoke on roadways and drainage. Shared the plan for sanitary, where it would come from, stated Cindy Drive residents may be able to connect in the future, spoke on the road conditions and timelines for when developments start.

Mr. Price asked what the speed limit is on 750, if it was 30 mph.

Staff mentioned if roads become wider people tend to go faster.

Density perspective, keeps with what the comprehensive plan requires, dedicating the ROW for the future roundabout if Lawrence moves forward for that.

Dr. Price had a few questions; asked about the trees and the height of the berm.

The petitioner stated it will be an undulating mound to make it more natural, they will make it as high as they can given engineering restrictions.

Mr. Crum stated that 3-5 feet of mounding is the standard amount.

Mr. Price asked about sanitary plans, if we normally approve without a final sewer plans in place.

Mr. Witsman stated that eventually the plans do fall into place, if they do not, then the development falls through.

Discussion took place about sewer and septic connections.

Dr. Price asked about the road quality rating for 750, Mr. Witsman stated that it is possibly a 7 or below.

Mr. Witsman explained how road improvements work after development.

Staff stated they are in support of this petition.

Mr. Shipley, thanked everyone for the comments and appreciated the petitioner and staff.

**Mr. Shipley made a fav rec for PC-25-001 Drees Homes request for a rezone, Ms. Richert seconded. Roll Call vote. 3-1 vote. Dr. Price voted in opposition.**

**Mr. Shipley – yay**

**Mr. Stettler – yay**

**Dr. Price – nay**

**Ms. Richert - yay**

Petitioner asked Dr. Price what they could do to change the vote.

He stated that berms need to be higher, septic plans need to be solved, propose that the developer meet with these citizens and interact with them directly.

Petitioner requested a continuance, which was granted by the board.

*PC-25-005, D & D Vail Trust's request for a favorable recommendation on a rezone from County Ag to Town R-1 at the northwest corner of CR 600N and CR 500W*

Staff presented for the petitioner.

**Mr. Stettler opened the public hearing.**

Bryan Tuohy representing the Indianapolis airport authority, wanted to make notice that this piece of property is in line with aircraft activity.

Dan Vail, spoke on the reasoning behind the rezone is the weight limit on the road.

Mr. Skaggs, concerned about the weight limit on the road because there is a property that is rumored to be sold to a trucking company.

**Mr. Stettler closed the public hearing.**

Staff wanted to reassure that the town is focused on just having control over 600.

Mr. Witsman stated there is no plan to develop this, any development to the south would require to follow the county requirements.

**Mr. Gooding made a motion for favorable recommendation for PC-25-005, Dr. Price seconded, unanimous vote.**

**Mr. Shipley – yay**

**Mr. Stettler – yay**

**Dr. Price – yay**

**Ms. Richert - yay**

**Dr. Price made a motion to recess the Plan Commission meeting, Mr. Gooding seconded.**

***Recess Plan Commission (Estimated 10-min Break) /Reconvene Plan Commission***

**Dr. Price motioned to reconvene the meeting, Mr. Shipley seconded, unanimous.**

**Mr. Shipley – yay**

**Mr. Stettler – yay**

**Dr. Price – yay**

**Ms. Richert - yay**

*PC-25-003, Lennar Homes' request for a favorable recommendation on a rezone from County R-1 to Alexander Ridge PUD for +/- 51 acres at the southwest corner of CR 900N and CR 500W, and on a rezone from County R-1 to Town R-1 for +/- 2 acres at 5249 W CR 900N*

Bryan Tuhoy presented for the petitioner the reasoning behind the annexation, the proposed PUD, and the proposed elevations for the neighborhood.

**Mr. Stettler opened the public hearing.**

Tim Plank, asked if Lennar could keep their developments clean from their construction debris.

**Mr. Stettler closed the public hearing.**

Staff spoke on the models that were not approved. Also questioned whether a central trail would be necessary in this scenario.

Taylor Narvar, presented for the petitioner on some extra details.

Mr. Shipley stated that it would make sense to remove the path.

Mr. Plank spoke on the path to the East of him, spoke that the trail would be nice for little children to access homes.

Mr. Witsman stated that the drainage runs to the north.

**Dr. Price made a motion for a favorable recommendation for PC-25-003, Mr. Shipley seconded, unanimous vote.**

**Mr. Shipley – yay**

**Mr. Stettler – yay**

**Dr. Price – yay**

**Ms. Richert – yay**

**Straight R1 rezone for PC-25-003, Dr. Price so moved, Mr. Gooding seconded, unanimous vote.**

**Mr. Shipley – yay**

**Mr. Stettler – yay**

**Dr. Price – yay**

**Ms. Richert – yay**

*Discussion on petition revision deadlines*

Discussion about the details of this change.

**Dr. Price made a motion to make the revision deadline by end of day Wednesday, Mr. Gooding seconded, unanimous vote.**

**Mr. Shipley – yay**

**Mr. Stettler – yay**

**Dr. Price – yay**

**Ms. Richert – yay**

New Business from the floor

**Pro Tem vice president assigned. Mr. Shipley nominated Mr. Gooding, Dr. Price seconded, unanimous vote.**

**Mr. Shipley – yay**

**Mr. Stettler – yay**

**Dr. Price – yay**

**Ms. Richert – yay**

Staff gave a brief comprehensive plan update.

**Mr. Shipley motioned to adjourn, Mr. Gooding seconded.**

**Next Meeting***March 18th, 2025 (if needed).*

Meeting adjourned.