**McCordsville Plan Commission**

**Meeting Minutes**

**March 18th, 2025**

**7:09 PM**

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

**Members Absent:** Chad Gooding

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

**Approval of Minutes**

**Dr. John Price moved to approve February minutes, Mr. Shipley seconded, unanimous vote.** *Mr. Hurley abstained from voting.*
 **Old 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 (Public Hearing)*Ms. Dopher presented from Drees Homes.

Ms. Schneckenberger spoke on making sure that the pond is not stocked.

Dr. Price spoke on making sure that there is enough landscaping for the perimeter lots near the road.

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

Mr. Vail spoke that he feels confident about the developer. Liked the change of the path with a pond, fully in support of this project.

Renee Vail Eads, spoke that this would be an enhancement and a value to the town, feels good about the bigger lot sizes and that this development is an asset for the town.

Kim Vail, feels like this is a really strong project for this community, supports the project.

Steve Vail, pleased in this quality project that is coming to Mccordsville.

Jim Sayre, concerns about drainage and asked about the road improvements before construction.

John Sweezy, questioned what the upper half of section B homes would be sided in.

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

Ms. Dopher spoke on the siding; it would be hardy plank or brick or stone. Spoke on the road improvements; road construction will happen along with the development, timing is to be figured out.

Staff stated that the drainage would have to be tied into the development so that it drains properly, that the mounding height has changed from 3-5 feet to 3-6 feet. Staff is in support of this project also mentioned the changes made to the PUD.

Dr. Price asked about if the landscaping would be installed up front

Keith Lash, spoke that the landscaping would be installed before the development starts, and after the earth work is completed.

**Ms. Schneckenberger made a motion for favorable recommendation on PC25001, Ms. Richert seconded, unanimous vote.**

**New Business**

*Fischer Homes' request for approval of the Development Plan & Secondary Plat for Hampton Walk, Section 4B*

Brett Huff was present for the petitioner.

**Ms. Schneckenberger made a motion for the secondary plat, Ms. Richert seconded, unanimous vote.**

*PC-25-009, Patch Development's request for a recommendation on the Gateway at McCordsville PUD, located at the northwest corner of CR 600W & CR 500N (Public Hearing)*

Andrew Greenwood, presented for Patch Development.

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

Dr. Robin Wagner spoke on the runoff water in this area with it being paved, road concerns for the traffic that this development will bring in.

Joanne Clark, very concerned about the drainage as well, concerned why the retention pond is dry, asked about the entrance for the development across the street from them.

John Sweezy, spoke on the gas station that would be going in that development, requested they could be considerate of what goes in there.

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

Petitioner answered the concerns of the residents, spoke that there would be extensive engineering plans for the drainage and the traffic for the roads, those are also being reviewed by engineers, as far as the gas station concerns; that is a proposed used and allowed for that in terms of the retail area.

Staff answered some more of the resident’s questions.

Petitioner spoke on that buffer, trees would be installed between those lots, and also that the entrance was decided from the engineer’s suggestion.

They want to keep roadcuts off 600 (Mt. Comfort), which would leave 500 N as the access point.

Staff is in support of this project and recommends this to town council.

**Ms. Schneckenberger made a motion for favorable recommendation for PC-25-009, Mr. Hurley seconded, unanimous.**

*PC-25-008, Town of McCordsville's request for a recommendation on the Community Center PUD, located at 7580 Form Street (Public Hearing)*

Mr. McCord, presented to the board.

Staff shared the details about the property connected to this one that would impact the plans in the future.

**Mr. Stettler opened the public hearing. No one was present to speak. Mr. Stettler closed the public hearing.**

**Ms. Schneckenberger made a favorable recommendation of PC-25-008, Ms. Richert seconded unanimous vote.**

*PC-25-007, Town of McCordsville's request for a recommendation on the 2045 Comprehensive Plan*

Ms. Scovel presented the comprehensive plan for the board.

Staff opened this up to the board.

Discussion took place on the details of the comprehensive plan.

**Dr. Price made a motion to continue the comprehensive plan, Ms. Schneckenberger seconded, unanimous vote.**

**Next Meeting**

*April 15th, 2025 (if needed).*

Ms. Schneckenberger so moved adjournment

Meeting was adjourned.