**McCordsville Plan Commission**

**Meeting Minutes**

**April 15th, 2025**

**7:00 PM**

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

**Members Absent:** Brian Hurley

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

**Approval of Minutes
Ms. Schneckenberger motioned to approve March minutes with the edit, Ms. Richert seconded, unanimous vote, motion passed.**

**Old business***PC-25-007, Town of McCordsville's request for a recommendation on the 2045 Comprehensive Plan - THIS ITEM WILL BE CONTINUED TO THE MAY 20TH PLAN COMMISSION MEETING*

**Ms. Schneckenberger made a motion to continue, Ms. Richert seconded, unanimous vote, motion passed.**

**New Business**

*PC-25-010, Michelle Miller & Lisa Gamble's request for a favorable recommendation on a rezone from OT to PUD at 6383 W Broadway*Michelle Miller presented for the petitioner*.*

Ms. Richert asked about serving food. Petitioner stated there would be minimal food served along with alcohol, mostly air fryer types of foods. Stated you have to serve food when you serve alcohol.

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

Robert Olson stated they should investigate the structure of the building and the chemicals that were used previously in the building.

Shirley Jacobi asked about the distance between the liquor and the community building and what requirements there are for that.

**No one else chose to speak. Mr. Stettler closed the public hearing.**

Cole Justus spoke on the structure of the building that the foundation or flooring would be removed and redone inside, also stated that the pool equipment has been removed for 3 years.

Staff spoke that the building structure would be inspected and a different occupancy will have to be changed with the State.

Lisa Gamble answered the question about the liquor and the community building, they have to be 1,000 feet from a school/church.

Dr. Price asked about how it would be measured if it would be property line to property line.

Discussion about property line changes in the future, prior to a c/o being issued.

Dr. Price asked about lighting requirements, would they follow the building and site lighting requirements. Staff stated they have not been required to install the street lights.

Discussion took place on the occupancy load and the type of kitchen, 94 is the occupation load.

Age requirement is 21.

Dr. Price asked about business hours; discussion took place about the concerns of the hours.

Discussion took place about the shipping containers in the rear of the lot, the timeframe of them eventually being removed.

Ms. Richert mentioned the need to be mindful of events with the residents nearby.

Discussion about hours and noise be at 10PM; 6PM – 11 PM. Details were given about special event permits. Current hours are until 10 PM Monday – Thursday and 1AM Friday and Saturday.

Petitioner voiced they will voluntarily amend the PUD with the staff conditions.

**Ms. Schneckenberger made a motion for a favorable recommendation conditional on changing the recommended hours to midnight on Friday and Saturday and using all staff suggestions, Mr. Shipley and Ms. Richert seconded, 5-1 vote, Mr. Price opposed, motion passed.**

**Next Meeting**May 20th next meeting

Meeting adjourned.

**Ms. Schneckenberger motioned to adjourn the meeting.**