

McCordsville

ESTD  1988

INDIANA

**McCordsville Plan Commission
Meeting Minutes
May 20th, 2025
7:00 PM**

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

Members Absent:

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

Approval of Minutes

Ms. Richert made a motion to approve the April meeting minutes. Ms. Schneckenberger seconded. The motion passed unanimously.

Roll Call Vote:

Mr. Shipley – aye

Dr. Price – aye

Ms. Schneckenberger – aye

Mr. Stettler – aye

Mr. Gooding – aye

Ms. Richert – aye

Mr. Hurley – aye

Old business

*PC-25-007, Town of McCordsville's request for a recommendation on the 2045 Comprehensive Plan **This item was moved to later in the meeting.***

New Business

PC-25-012, Forestar's request for a favorable recommendation on a rezone to PUD for 80 acres located along the west side of CR 500W between CR 700N and CR 600N

Ms. Hoffa presented on behalf of the land developer. She addressed staff concerns and outlined proposed solutions. She also stated that language would be added to the plans to include a two-foot widening of CR 500W, along with the addition of a stone shoulder.

Mr. Stettler opened the public hearing at 7:14PM.

Catherine Parr shared that she operates an animal sanctuary on her property. She requested the addition of a berm at the rear of the proposed development to create a buffer between the properties. She also asked that the homes adjacent to the berm be limited to single-story structures. The board extended her time to speak. Additionally, she requested that the HOA documents include language informing future residents that they will be living adjacent to agricultural land and uses.

Derrick Vaughn expressed concern about the mature red oaks along the property line. He questioned whether constructing homes with basements near the trees could damage the root systems and lead to future issues.

Julie Myer requested a slightly taller berm to enhance privacy. She also voiced concerns about events held on her property, as well as the overall quality of the roadway.

Drew Anderson raised concerns about drainage, noting that the area is already experiencing issues related to runoff from the Aurora development.

Mr. Stettler closed the public hearing at 7:22PM.

The petitioner responded to Ms. Parr's comments, stating they could develop a plan to provide a buffer for her property. She noted that storm sewers may be located near the rear of the homes and close to the existing trees, though utility layouts have not yet been finalized. The petitioner indicated a willingness to install a four-foot berm with landscaping across the street, in conjunction with the road widening and the addition of a passing blister on the east side of the road (adjacent to the resident's property). She also stated that they are continuing to work with the County Surveyor to determine how to manage the existing drainage infrastructure.

Mr. Witsman spoke to expectations regarding drainage and infrastructure. He stated that a rear yard swale would be used for drainage and that some adjustments may be necessary to accommodate utility lines and preserve infrastructure. He emphasized that this is still early in the process.

Staff provided examples of minimum house sizes on similar lot sizes for reference.

Dr. Price asked whether the tree density along the berm could be increased for added privacy. The petitioner agreed and stated they would be willing to add two additional trees per 100 L.F.

Discussion took place regarding the square footage of the homes and corresponding lot sizes. The board agreed that no more than 25% of the homes may have a minimum square footage of 1,750 SF, with the remaining 75% required to be at least 2,000 SF.

Dr. Price inquired about tree retention on the southwest corner of the property. The petitioner responded that they may lose those lots due to the need to relate the legal drain.

Staff noted that the County Surveyor has become quite strict over the past few months.

Dr. Price also asked several questions related to drainage.

Ms. Schneckenberger made a motion for a favorable recommendation, contingent upon staff's conditions and incorporating the items discussed during the meeting. These include: a four-foot berm along CR 500W; two additional trees per 100 L.F. along the berm, with tree species to be determined at a later date; a maximum of 25% of homes on 80-foot lots being permitted at a minimum of 1,750 SF, with remaining homes required to meet larger minimums (final language to be coordinated with staff); coordination with the neighboring properties to the north regarding landscaping or other measures to preserve the existing tree line and accommodate animals; language in the HOA documents to inform future purchasers that the property is adjacent to agricultural land and farm animals; a restriction that the homes adjacent to the buffer must be single-story.

Dr. Price seconded. Motion passed unanimously.

Roll call vote:

Mr. Shipley – aye

Dr. Price – aye

Ms. Schneckenberger – aye

Mr. Stettler – aye

Mr. Gooding – aye

Ms. Richert – aye

Mr. Hurley – aye

PC-25-013, Lennar Homes' request for approval of a Primary Plat for 108 lots on +/- 53 acres located at the southwest corner of CR 900N & CR 500W

Taylor Navarre presented the request to the Plan Commission. He noted that a stub street had been slightly shifted, which resulted in a revised lot count for each section.

Mr. Stettler opened the public hearing at 7:55PM. With no public comments, he closed the hearing at 7:55PM.

Ms. Schneckenberger made a motion to approve the Primary Plat for Alexander Ridge II. The motion was seconded by Ms. Richert and Mr. Shipley. Motion passed unanimously.

Roll call vote:

Mr. Shipley – aye

Dr. Price – aye

Ms. Schneckenberger – aye

Mr. Stettler – aye

Mr. Gooding – aye

Ms. Richert – aye

Mr. Hurley – aye

PC-25-014, Drees Homes' request for approval of a Primary Plat for 156 lots and 1 block on +/- 91 acres located at the northeast corner of CR 750N & CR 700W

Staff presented the revisions made by the developer in response to comments from the County Surveyor.

Mr. Gooding recused himself from voting on this item.

Weihe Engineers presented the Primary Plat on behalf of the petitioner.

Mr. Stettler opened the public hearing at 8:01PM.

Mr. Vail asked for confirmation that the landscaping commitment would remain in place to discourage residents from walking around the pond.

Mr. Stettler closed the public hearing at 8:01PM.

Ms. Schneckenberger made a motion to approve the Creekside Primary Plat. Ms. Richert seconded. Motion passed unanimously.

Roll call vote:

Mr. Shipley – aye

Dr. Price – aye

Ms. Schneckenberger – aye

Mr. Stettler – aye

Mr. Gooding – abstained

Ms. Richert – aye

Mr. Hurley – aye

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

Staff presented the major updates included in the draft plan, which addressed potential park locations, updated population projections, ongoing airport planning (to be finalized and amended in the future), and an update on SEA 1, a legislative bill that could impact town revenues.

Mr. Stettler opened a public hearing at 8:19PM. With no public comments, he closed the hearing at 8:20PM.

Ms. Schneckenberger made a motion to certify the updated Comprehensive Plan, incorporating staff's comments made during the meeting – specifically, designating the far southeast area as Boundary Neighborhood and the area at CR 900 N and CR 600 W as Neighborhood Commercial. Ms. Richert seconded. Motion passed unanimously.

Roll call vote:

Mr. Shipley – aye

Dr. Price – aye

Ms. Schneckenberger – aye

Mr. Stettler – aye

Mr. Gooding – aye

Ms. Richert – aye

Mr. Hurley – aye

Next Meeting

July 15th next meeting

Ms. Schneckenberger motioned to adjourn. Ms. Richert seconded.

Meeting adjourned.