

McCordsville

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McCordsville Plan Commission

Meeting Minutes

July 15th, 2025

7:00 PM

Members Present: Katie Richert, Brianne Schneckenberger, Chad Gooding, Dr. John Price, Bryan Hurley, Scott Shipley

Members Absent: Devin Stettler

Other Members Present: Ryan Crum, Hollie Kinker, Mark Witsman, Allyson Hamlin, Beth Copeland – Legal Counsel

Agenda Considerations

- *PC-25-019 - Favorable recommendation for an amendment to the Rockport PUD, located along the north side of CR 900N between CR 700W and CR 600W. Item continued until the August 19th Plan Commission meeting.*

Approval of Minutes

- *Mr. Shipley abstained.*

Motion: Ms. Richert made a motion to approve the June minutes with the addition of Bryan Hurley's name; Mr. Gooding seconded; motion carried unanimously.

Old Business

PC-25-017 – Fischer Homes' Request

- Request: Favorable recommendation on a rezone to PUD for approximately 75 acres at the NW corner of CR 600W & CR 650N.
- Ms. Brown presented, noting the proposed increase in square footage from 1,400 SF to 1,600 SF. She provided a comparison of the PUD changes and explanations for each.
- Public Hearing: *Opened and closed at 7:17 PM; no public comments.*
- Staff provided a summary of ARC discussions.

Motion: Dr. Price made a motion for a favorable recommendation to approve the rezone of Lain Farms, contingent on addressing the mounding issues and all recommended ARC standard changes; Mr. Shipley seconded; motion carried unanimously.

PC-25-018 – Fischer Homes’ Request

- Request: Approval of a Primary Plat for 182 lots on ±75 acres at the NW corner of CR 600W & CR 650N.
- Public Hearing: *Opened and closed at 7:21 PM; no public comments.*

Motion: Mr. Shipley made a motion to approve the Primary Plat, contingent upon Town Council approval of the PUD; Ms. Richert seconded; motion carried unanimously.

PC-25-019 – MI Homes’ Request

- Request: Favorable recommendation for an amendment to the Rockport PUD, located along the north side of CR 900N between CR 700W and CR 600W.
 - ***Item continued until the August 19th Plan Commission meeting.***
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New Business

PC-25-022 – Holy Cross Lutheran Church’s Request

- Request: Favorable recommendation on a rezone from County R1.0 to Town R-1, located at 7890 N CR 475W.
- Staff provided an overview.

- Anne Hammond presented on behalf of the petitioner.
- Dr. Price asked about signage location; response: signs at CR 234 and CR 500, double-sided and semi-permanent.
- Public Hearing: *Opened and closed at 7:27 PM; no public comments.*
- Ms. Richert noted the documents referenced the Town of Mooresville instead of McCordsville.

Motion: Ms. Richert made a motion for a favorable recommendation to rezone; Mr. Hurley seconded; motion carried unanimously.

PC-25-023 – Taylor Morrison’s Request

- Request: Favorable recommendation of an amendment to the Colonnade PUD, located at the NE corner of the Colonnade subdivision.
- Todd Pyatt presented on behalf of the petitioner.
- Public Hearing: *Opened and closed at 7:35 PM; no public comments.*

Motion: Ms. Richert made a motion for a favorable recommendation to approve the PUD amendment; Mr. Shipley seconded; motion carried unanimously.

PC-25-024 – BDC Realty’s Request (Villages at Brookside PUD Amendment)

- Request: Favorable recommendation of an amendment to the Villages at Brookside PUD, along the west side of CR 600W, south of Leo’s Market & Eatery.
- Mara Hoff (Defur Voran) presented on behalf of the petitioner.
- Staff noted fast food was permitted in the original PUD; proposed language allows it only on Lot 3.
- Petitioner presented updated site plan boundaries.
- Public Hearing: *Opened and closed at 7:48 PM; no public comments.*
- Dr. Price asked about plans for the property’s southern boundary; staff confirmed mounding will be modified to meet Town requirements.

Motion: Mr. Gooding made a motion for a favorable recommendation to approve the PUD amendment; Ms. Richert and Dr. Price seconded; motion carried unanimously.

BDC Realty's Request – Development Plan Approval (Shoppes at Brookside, Phase 2, Block A)

- Brian Cross (Civil Site Group) presented on behalf of the petitioner.
- Staff reiterated concerns about limited parking potentially causing future issues.
- Dave Cravens (BDC Realty Group) stated they are mindful of tenant parking needs.

Motion: Mr. Gooding made a motion to approve the Development Plan; Mr. Shipley seconded; motion carried unanimously.

PC-25-025 – Town of McCordsville's Request

- Request: Favorable recommendation of an amendment to the Zoning Ordinance.
- Staff explained background and rationale for the change.
- Public Hearing: *Opened and closed at 8:10 PM; no public comments.*

Motion: Ms. Richert made a motion for a favorable recommendation to approve the zoning ordinance amendment; Mr. Hurley seconded; motion carried unanimously.

Next Meeting

- August 19th
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Adjournment

Ms. Richert made a motion to adjourn; Mr. Shipley seconded; meeting adjourned.