

**Plan Commission
Meeting Minutes
September 21, 2021**

Call to Order and Roll Call

MEMBERS PRESENT: Scott Shipley, Steve Duhamel, Devin Stettler, Tom Strayer, Barry Wood, Chad Gooding

MEMBERS ABSENT: Brianne Schneckenberger

OTHERS PRESENT: Director of Planning Ryan Crum; Attorney Gregg Morelock; Town Manager Tonya Galbraith, Town Engineer Mark Witsman, Planning & Building Administrative Assistant Jennifer Pack

Agenda Consideration

None

Approval of Minutes

Steve made a motion to approve the August 17, 2021 minutes as presented. Chad seconded the motion. The motion passed 6/0.

Old Business

PC-21-010, Pulte Group's request to rezone +/- 175 acres from R-1 & R-2 to the Jacobi Legacy Farms PUD, located at the northwest corner of CR 750N and CR 500W

Mr. Crum reminded the Board that this item was initially heard last month. It is a PUD proposal for a housing subdivision with four distinct housing areas from townhomes to traditional housing. It will have an internal trails systems connected to Town Center and a large amenity area.

Rex Ramage, Pulte Homes, presented. He described the housing areas and emphasized the 3.3-acre amenity area and a few smaller pocket parks throughout. He noted that the amenity area would have a pool, clubhouse, half-court basketball, a play area for younger children and a play area for older children.

Questions from the Board

Mr. Strayer noted that he did not realize that he was not aware that the townhome area could possibly be detached homes and asked if the lot widths would change for single family homes. Mr. Ramage noted that the lots might widen slightly but they maintain the rear load nature.

Mr. Strayer referred to a presentation for a different subdivision with a similar concept that had different products. He stated that this is the same product – single family homes – on smaller and smaller lots, and he does not believe that is the direction the Plan Commission wants to go toward.

Mr. Ramage reiterated the differences of the homes in the various areas. Mr. Strayer asked if Pulte planned to move away from townhomes altogether. Mr. Ramage said they are not necessarily moving away from townhomes, just leaving that option open.

Mr. Wood noted that Area A is not really abutting to Town Center, it is planned to be a residential area. Mr. Strayer, Mr. Crum, Mr. Wood, and Mr. Ramage discussed working with Town Center development for Area A to provide a smooth transition between Town Center and Jacobi Farms. Mr. Strayer stated that he is not comfortable with leaving an either/or option on the table.

Mr. Wood asked about elevation features on the back of homes that back up to CR 750 N. Mr. Ramage stated that the PUD has robust rear façade articulation requirements. Mr. Wood asked for either a frontage road or significant articulation on homes with rear elevations on facing a main road. Mr. Strayer noted that the Board does not have images of the rear elevations homes in Area B. Mr. Ramage said images could be provided before the next meeting.

Mr. Shipley asked about the walking radii on the concept plan and if the roads would have sidewalks as well. Mr. Ramage described the interior walking trails into Town Center more fully and confirmed that the roads would have sidewalks as well.

Public Hearing

Mr. Thomas Reuss asked the following:

- 1) when was this property annexed into the Town;
- 2) what is the pricing of the proposed homes and how will it affect nearby home values;
- 3) what is the plan for fixing the drainage issues that exist;
- 4) how many of the townhomes will turn into rental properties; and
- 5) that half-court basketball courts are not put in the amenity centers.

There were no further public comments.

Mr. Crum stated that the property was annexed at least ten (10) years previously, probably more, but a recession killed the original project. He also noted that home pricing is not something the Town can ask for due to state law. Mr. Crum also addressed the question about the townhomes becoming rental properties, stating that the PUD has language that commits Pulte to building "for sale" products, but that it is difficult to prohibit owners from turning them into rentals. The Town can work with Pulte to write HOA covenants and restrictions.

Mr. Witsman addressed the drainage issues, stating that they are aware of the issues and has discussed it with the petitioner. He believes that this is an opportunity to correct the drainage issues in that area with the infrastructure installed by Fischer. Mr. Reuss noted that they pay a surcharge to the county for the replacement of tiles. Mr. Witsman noted the town does not follow the same system as the county. He noted that properties to the North will still be outside of the Town, so the assessment those properties pay will still exist, but the tiles will be stopped at the property line. The offsite storm sewer will bypass the properties to a ditch to the North. Mr. Strayer stated that it would not fix issues on the individual properties, but it would fix the drainage flowing on to their properties from the field.

Dena Gee, a resident on SR 234, was sworn in to say that the tile is too small and septic gets backed up. Mr. Witsman explained that a concrete pipe would be installed to carry the water from the field to the ditch and that the tiles would be plugged-off so water will no longer feed through.

Eric Dudley, a resident on 234, asked if the existing homes would be added to the McCordsville utilities. Mr. Morelock answered only if the homeowner wants to be added.

Mr. Ramage addressed the drainage, stating that there would be a controlled release rate to ensure that the ditch would not overflow. He also noted that the price points would start at \$300,000 and staircase up to \$500,000 on the 80' lots. He also asked to talk to Mr. Reuss after his meeting to discuss his concerns about the halfcourt basketball amenity.

Mr. Crum presented the Staff Report, stating that all staff concerns have been addressed. Mr. Crum stated that he has worked with the petitioners on front porch requirements and set back the garages in Area B to deemphasize the garage. He stated that they are still working on additional street trees in Area B, and they are working with brick requirements but believes it will be similar to Colonnade. Mr. Crum is generally supportive of the proposal, but wants to talk to Mr. Strayer and Mr. Wood about the concerns they have about Area A.

Mr. Wood asked if we are still waiting on the traffic study. Mr. Witsman noted that all the data has been collected and they should have the report in a few weeks.

Mr. Crum stated the amenity package is significant. It includes a pool, pool house, two play structures, and some open space features. He stated that this proposal is a more significant amenity package than Staff has seen anywhere in town. He said it is located specifically where staff wanted and described why that is important. He noted that it has 10' street tree lawns in specific areas which will allow street trees to grow and thrive in those areas without interfering with infrastructure.

Mr. Strayer asked if the language standards for rear elevations is strong enough. Mr. Crum noted that it is the standard language the Town has used. He added that the language is commonly used in communities for homes with rear elevations along the perimeter. Mr. Strayer stated that he believes are more important than brick. Mr. Wood stated that the language has become so standard that everyone has the same thing. Mr. Crum noted that it is what the homebuyer selects.

Mr. Shipley asked if the homes would have basements. Mr. Crum stated that homes in Areas C & D if the soil conditions are suitable. The model home in area D will have a basement as a showcase.

Mr. Strayer asked if we could add a minimum percentage of homes in Areas C & D be required to have basements and that the model home in C also have a basement. Mr. Ramage said that the model in Area C will have a basement.

Mr. Gooding made a motion to make a favorable recommendation to the Town Council.

Mr. Strayer asked if the phasing on Area A could come last since there is not a firm plan on what product will be built in Area A. After discussion among the members, Mr. Crum, and Mr. Ramage, Mr. Ramage suggested that no building permit can be issued for Area A (the area adjacent to Town Center) before January 2025.

A commitment to this affect will be added to the PUD.

Mr. Strayer seconded the motion to give a favorable recommendation to the Town Council.

The motion passed 6/0.

New Business

Al Neyer, LLC's request for approval of a Development Plan for +/- 65 acres, located along the southside of CR 600N, approximately 1/4 mile east of CR 600W

Mr. Crum gave a brief overview of the development plan, stating that it is a 65-acre, industrial site with a 1 million sf building planned. The north side will have a 330' from CR 600 N. He noted that large setback was a specific commitment made by the developer. There is a 45' setback from Aurora Way on the South. The side yard setback is 25'. The building height is 50'. The development plan meets or exceeds all our standards. A "headache bar" will be setup on the entrance from CR 600 N that will prevent semi-trucks from entering but allow EMS vehicles. All semi-trucks will be routed through Aurora Way.

Bill Butz with Kimley-Horn presented on behalf of the petitioner. He stated Mr. Crum covered everything and stated that with the retention pond on the south side of the property, the setback is well over 50' on the south side.

Mr. Crum presented the Staff Report, stating Staff has done the customary review and are in support of the project. He also noted that Aurora Way will be constructed along with this project.

Mr. Duhamel made a motion to approve the Development Plan. Mr. Wood seconded the motion. The motion was approved 6/0.

PC-21-011, Silverthorne Homes' request for approval of a Primary Plat for +/- 146 acres located at the southeast corner of CR 1000N and CR 500W

Mr. Crum introduced the project, stating that this was previously introduced as Liberty Ponds, but is now Haven Ponds. This is a 146-acre development at the northwest corner of the town. A ditch running through the property is a legal drain. He stated that there will 149 lots, it has two different lot sizes, but the lots are intermixed. The minimum size width is 65'.

Sean Downey, Project Engineer with Silverthorne Homes, presented for the petitioner. He introduced Mike King with American Structure Point. He reiterated the points made by Mr. Crum in his introduction and stated that he has worked with both the Hancock County Drainage Board and the City

Public Hearing

Charlotte Sears, a resident that lives at 1000N & 500W, noted "extreme traffic" in on CR 1000 N. She asked about the plans for roundabouts along CR 1000 N (96th Street). Mr. Crum confirmed Fishers' plans for two roundabouts on 96th, stating that he is not aware of the timeline for that project.

There were no further public comments

Mr. Crum asked Mr. Downey if he had seen the right of way questions the City of Fishers had emailed the previous day. Mr. Downey confirmed that he had and that engineers were working on getting those questions answered.

Mr. Crum asked if Mr. Downey was comfortable with the approval being contingent on any disagreements all Right of Way issues with the City of Fishers being resolved. Mr. Downey agreed.

Mr. Shipley made a motion to approve with the condition that the petitioner, Town of McCordsville Staff, and the City of Fishers Staff agree on necessary right of way for the roundabouts in relation to this primary plat, and that if there is any unresolved issue, the plat comes back to the Plan Commission.

Mr. Duhamel seconded the motion. The motion passed 6/0.

Mt. Comfort Road Corridor Strategy Presentation

Mr. Crum presented the Mt. Comfort Land Use Strategy, giving a brief overview of the participants and the goals of the working group. He stressed that the Strategy was designed to provide input into the various entities planning process, not replacing those entities master plans. He also emphasized that adopting this strategic plan would help inform McCordsville's planning, not replace it. (Refer to the September 21, 2021 Plan Commission Agenda to view the documents).

Mr. Gooding made a motion to recommend approval of Mr. Duhamel seconded the motion. The motion passed 6/0.

Announcements

The next meeting will be on November 16, 2021.

Adjournment

There being no further business, meeting was adjourned.