

Plan Commission Meeting Minutes April 18, 2023

Members Present: Brianne Schneckenberger, Chad Gooding, Devin Stettler, Bryan Burney, Scott Shipley

Members Absent: Steve Duhamell, Greg Brewer

Others Present: Ryan Crum, Ethan Spalding, Mark Witsman, Gregg Morelock

Agenda Considerations

Mr. Crum introduced Ethan Spalding as Associate Planner

Approval of Minutes

Dr. Burney made a motion to approve the minutes of the March meeting. Ms. Schneckenberger seconded. The motion passed 5/0.

Old Business

None

New Business

PC-23-006 – Cityscape Residential's request for approval of a Preliminary Plat at the southwest corner of CR 600 W and CR 600 N

Mr. Crum gave a brief overview of the petition noting the location of the plat and surrounding zoning.

Brian Sheward presented on behalf of the the petitioner, giving specific details of the building, road, and utility locations. The petitioners are proposing to relocate the ditch due to safety reasons. He discussed using the wetlands as a natural feature.

Floor Opened for Public Comment

Kathy Terrell, speaking for Beverly Wilson. Ms. Wilson is concerned about what will happen to her house as it looks like the plans go through her property and she has not been contacted. Mr. Morelock noted that Ms. Wilson lives on the north side of CR 600 N and this project is on the south side of the road. Staff clarified that there is another project for that area that is in the proposal stage, but nothing is firm.

Floor Closed for Public Comment

Mr. Gooding made a motion to approve the Primary Plat for Cityscape Residential. Ms. Schneckenberger seconded. The motion passed 5/0.

PC-23-007 – Olthof Homes request for approval of a Primary Plat along CR 900 N east of CR 600 W

Mr. Crum introduced the petition, noting the location of the parcel, the surrounding subdivisions, and the general features of the proposed subdivision.

Edward Recktenwall presented on behalf of the petitioners. He noted that this subdivision will have two different product types. The first product type will be standard single-family homes. The second product type in Area B will be ranch style maintenance free homes. He noted that the petitioner has revised the plat to accommodate comments from the Technical Advisory Committee.

Mr. Gooding clarified that there will be one HOA for the whole community and that HOA will provide maintenance for both the maintenance free homes and the subdivision common areas.

Dr. Burney noted that the lots along the trail have a drainage and utility easement at the back of lots. He asked if it is feasible to push the easement into the common area and out of the lots. Mr. Recktenwall stated that the petitioners are just now getting into the specifics of the utility requirements. The petitioners will look at options to give homeowners as much usable space as possible and still conform to drainage and planning criteria.

Dr. Burney and Mr. Witsman discussed turning lanes and passing blisters along CR 900 N.

The floor opened for public comment

Joshua Plank asked about annexing into the Town and if a sidewalk will go through his yard. Mr. Crum stated that ideally, a sidewalk would along CR 900 N across his property. If an agreement could not be reached, then the sidewalk would go around the property. Mr. Plank noted that CR 900 is heavily trafficked and that drivers speed, so not having a passing blister is not a good idea. Mr. Crum stated that while traffic has increased, it is still considered a low-volume road. Witsman concurred, stating that there is not a safety concern in waiting for Summerton to construct deceleration lanes. Mr. Plank is also concerned about construction trash and asked that Staff be aggressive in enforcing trash rules. Mr. Crum assured him that Staff will enforce the rules.

Ms. Terrell asked for details about buffering so that she does not have a view into backyards and homes. Mr. Recktenwall stated that the petitioners are planning a heavy landscape buffer along the edge that borders Ms. Terrell's property. Ms. Terrell also asked for the timeline to extend Glenview. Mr. Recktenwall projected November or December before work begins on Glenview.

Floor closed for public comment

Dr. Burney and staff discussed the length of Glenview and potential traffic calming measures.

Mr. Gooding made a motion to approve the primary plat. Dr. Burney seconded. The motion passed 5/0.

Request to approve a Plan Commission Order for the Cityscape Economic Development Area

Mr. Crum asked the Plan Commission to confirm that the economic plan for the Cityscape project conforms to the Town's Comprehensive Plan. Mr. Crum indicated the allocation area and the economic development area. He stated that the primary project for this area is a roundabout at the intersection of CR 600 W and CR 600 N. He presented the conceptual plan for the intersection, stressing that this is a very preliminary plan.

Dr. Burney clarified that the entire area would not be flowing into this TIFF area. Mr. Crum confirmed, saying that he believed that only about 20% would go into TIFF and the remaining 80% would flow into the normal tax coffers. The Board discussed further financing issues.

Motion to read by title only. Seconded. Passed unanimously.

Dr. Burney made a motion to approve the Order. Mr. Gooding seconded. The motion passed 5/0.

New Business from the Floor

None

Announcements

The next meeting will be May 16, 2023

Adjournment

There being no further business, the meeting was adjourned.