

McCordsville

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McCordsville Plan Commission

Meeting Minutes

June 17th, 2025

7:00 PM

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

Members Absent: Scott Shipley

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

Staff spoke on the agenda items PC-25-017, PC-25-018, PC-25-019 that have been continued to next month.

Approval of Minutes

Ms. Schneckenberger made a motion to approve the May minutes with the edit of Mr. Hurley's absence, Ms. Richert seconded, motion passed.

Old business

New Business

MAP McCord, LLC's (Starbucks) request for approval of a Development Plan and Re-plat for Starbucks located at 6078 W Broadway

Staff shared their comments and a brief presentation. Staff recommends approval on finding approval from INDOT. Dr. Harbin the neighbor gave his approval on the shrub change.

Dr. Price asked about the median. Mr. Witsman stated that staff would not issue final approval without final approval from INDOT. Discussion took place about the median going westward, staff stated that INDOT would not see value in continuing it westward. They would rather see it go eastward.

Morgan Highum with Map McCord presented for the petitioner, she stated they are still working with INDOT on the traffic study.

Ms. Schneckenberger made a motion to approve both the re-plat of lot two and the associated development plan, seconded by Ms. Richert, motion passed unanimously.

PC-25-015, Arbor Homes' request for approval of a Primary Plat for 326 lots on +/- 124 acres near the northeast corner of CR 700W & CR 600N (Public Hearing)

Staff presented the proposed neighborhood and all of the changes that the developer has chosen to amend due to staff's comments.

Lance Mcelry, spoke for Arbor Homes.

Dr. Price asked about the material for the trail going through the wooded areas. Petitioner stated part will be asphalt and part will be mulch.

Staff stated a stone pathway would be less maintenance yearly for the HOA that would take over after. Arbor stated they would do that.

7:20 Mr. Stettler opened up the public hearing.

William Bridges, west 500 north resident, asked specifically about the healthy trees and asked if an arborist come and look at the viable trees in that area, asked if that could be a consideration.

7:22 Mr. Stettler closed the public hearing.

Staff stated that clearing would be to a minimum and only for the pathway and utilities. Petitioner stated they would remove as little as possible. They stated there is an easement in place as well for the HOA.

Ms. Schneckenberger made a motion to approve Clayborne's primary plat, Ms. Richert seconded, motion carried unanimously.

PC-25-016, Patch Development's request for approval of a Primary Plat for 3 lots and 2 blocks on +/- 38 acres located at the northwest corner of CR 600W and CR 500N (Public Hearing) Patch Development's request for approval of a Development Plan for Gateway at McCordsville consisting of 3 lots and 2 blocks on +/- 38 acres at the northwest corner of CR 600W & CR 500N

Staff shared a presentation of the proposed area. Staff made note of two items, the entrance off of 600 W is still being refined, ROW dedication does not appear to meet the Town's thoroughfare plans and will need to be addressed by the petitioner, one minor detail about the development name being something different than "Gateway", is still being worked through with the county and E911.

Mr. Witsman shared more details about the 600 W entrance and right of way dedication.

Neil Kippenrock with Patch came to the podium.

Mr. Crum asked about the lighting plans included into the plans.

Lights will be installed as the lots are being developed.

7:37 Mr. Stettler opened the public hearing.

John Sweezy, spoke on the proposed gas station that is across the street and the amount of light pollution for the neighbors that live across the street.

7:38 Mr. Stettler closed the public hearing as no one else chose to speak.

Staff shared that a gas station is a permitted use for that area. Also spoke on the light trespass requirements for the development.

Ms. Schneckenberger asked if the Leo's gas station would be a good example of what our requirements would be for lighting at night, staff agreed with that comparison.

Sean Busch with Patch, all lighting will be to town standards, the lighting will be pushed away from the residential homes as possible. The entrance for the gas station will be off of the internal street for that future development.

Ms. Schneckenberger made a motion to approve the primary plat and development plan contingent upon working out the right of way dedication with town staff, Ms. Richert seconded, motion carried unanimously.

INPWR's request for approval of a Development Plan for 1 lot near the northwest corner of CR 600W and CR 500N

Staff shared the presentation for lot 3 for INPWR. Staff also noted the trash receptacle and more natural foundation plantings.

Nathan Horgan presented from Kimley Horne.

Ms. Schneckenberger made a motion to approve noting they have not fleshed out the trash receptacle yet, Ms. Richert seconded, motion carried unanimously.

*PC-25-017, Fischer Homes' request for a favorable recommendation on a rezone to PUD for approximately 76 acres located on the northwest corner of CR 600W & CR 650N- **THIS ITEM IS CONTINUED TO THE JULY 15TH PLAN COMMISSION MEETING***

*PC-25-018, Fischer Homes' request for approval of a Primary Plat for 182 lots on +/- 75 acres located at the northwest corner of CR 600W & CR 650N - **THIS ITEM IS CONTINUED TO THE JULY 15TH PLAN COMMISSION MEETING***

*PC-25-019, MI Homes' request for a favorable recommendation for an amendment to the Rockport PUD - **THIS ITEM IS CONTINUED UNTIL THE JULY 15TH MEETING***

*PC-25-020, MI Homes' request for a favorable recommendation for an amendment to the Helm's Mill PUD (**Public Hearing**)*

Staff presented the reason for the PUD amendment from M/I Homes.

Mr. Isaacs shared a presentation on Helm's Mill and the brick return requirements that are creating more issues for builders. He shared that they would be exchanging that brick return for another feature to the sides of homes.

Staff shared more details on why this requirement came to be. Suggested that the language of the brick wrap be replaced with a pick list of things: window, gable treatment, etc. Staff wants to create a consistent amendment that will please all of the builders.

Ms. Schneckenberger stated she trusts the ARC to decide the pick list.

Mr. Stettler opened the public hearing at 8:04PM, closed the public hearing at 8:04 due to no public choosing to speak.

Ms. Schneckenberger made a motion to remove the 24” brick wrap from the PUD contingent on staff finalizing the pick list and corner trim detail, Ms. Richert seconded, motion carried unanimously.

Town of McCordsville's request for approval of a Development Plan for a Community Center at 7580 Form St.

Staff presented the development plan and renderings for the Community Center.

Ms. Schneckenberger made a motion to approve the development plan for the community center, Ms. Richert seconded, motion carried unanimously.

Staff shared a little update on a concern the town has concern about a proposed truck and trailer parking lot just outside of our jurisdiction.

Mr. Crum shared that the Town Council has adopted the Comprehensive Plan. Also shared about an annexation for Holy Cross church and rezone to R-1, they don't have all of the details worked out yet for the property.

Next Meeting

July 15th next meeting

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