

McCordsville

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INDIANA

McCordsville Plan Commission

Meeting Minutes

September 16th, 2025 - 7:00 PM

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

Members Absent:

Staff Present: Ryan Crum, Hollie Kinker, Allyson Hamlin, Beth Copeland – Legal Counsel

Approval of Minutes

Motion: Ms. Richert made a motion to approve the August minutes. Ms. Schneckenberger seconded. Motion carried unanimously.

Roll Call

Scott Shipley: yea

Dr. John Price: yea

Brianne Schneckenberger: yea

Devin Stettler: yea

Chad Gooding: yea

Brian Hurley: yea

Katie Richert: yea

New Business

PC-25-027, Lennar Homes' request for a favorable recommendation on a rezone from County CN, County R1.0, County IL, and Rivendell PUD to Kelly Landing PUD, for approximately 397 acres, generally located east of CR 500W, north of SR 67, west of CR 400W, and south of the developments known as Haven Ponds and Helm's Mill - *THIS PETITION IS CONTINUED UNTIL THE OCTOBER 21st PLAN COMMISSION MEETING*

Kimley-Horn's request for approval of a Secondary Plat, and approval of a Development Plan for Lot 2 in McCordsville Commerce Park

- Petitioner requested to continue the secondary plat until next month's meeting to work through the access easement discussed at TAC.
- Discussion was had regarding curb and gutter vs. gravel strip along the outside internal roadway in Block B. Petitioner stated that installation would happen as lots are developed with Block B – staff is in support.
- Staff shared their staff report and provided a recommendation of support for this petition.

Motion: Ms. Schneckenberger made a motion to provide a favorable recommendation for Development Plan with the condition that the curb and gutter be developed when Block B develops. Mr. Gooding seconded. Motion carried unanimously.

Roll Call

Scott Shipley: yea

Dr. John Price: yea

Brianne Schneckenberger: yea

Devin Stettler: yea

Chad Gooding: yea

Brian Hurley: yea

Katie Richert: yea

PC-25-029, Town of McCordsville's request for a favorable recommendation on an Amendment to the Community Center PUD, located at 7580 Form Street and 6315 W Broadway

- Staff shared the PUD Amendment with the Board.
- *Mr. Stettler opened and closed the public hearing at 7:17 PM; there was no public present.*

Motion: Ms. Schneckenberger made a motion to provide a favorable recommendation for PC-25-029, an Amendment to the Community Center PUD; Dr. Price and Ms. Richert seconded; motion carried unanimously.

Roll Call

Scott Shipley: yea

Dr. John Price: yea
Brianne Schneckenberger: yea
Devin Stettler: yea
Chad Gooding: yea
Brian Hurley: yea
Katie Richert: yea

HWC has been chosen for the UDO.

Mr. Stettler asked about the drainage concern update, Mr. Witsman said an inspector did go out to the property, but was unable to determine an issue.

Next Meeting

- October 28, 2025
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Adjournment

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

Meeting adjourned at 7:19 PM.