

McCordsville

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McCordsville Plan Commission

Meeting Minutes

October 28th, 2025 - 7:00 PM

Members Present: Scott Shipley, Dr. John Price, Brianne Schneckenberger, Devin Stettler, Chad Gooding

Members Absent: Brian Hurley, Katie Richert

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

Agenda Considerations

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 NOVEMBER 25th PLAN COMMISSION MEETING

Discussion took place on re-noticing for the public. The board agreed and decided that re-noticing would be the best for the public. Docket numbers will continue to be the same.

Approval of Minutes

Motion: Ms. Schneckenberger made a motion to approve the September minutes. Mr. Shipley seconded. Motion carried unanimously.

Old Business

Patch McCordsville, LLC's request for approval of a Secondary Plat for McCordsville Commerce Park - *THIS PETITION WAS CONTINUED FROM THE SEPTEMBER PLAN COMMISSION MEETING*

- Staff made note of the road change – Innovation Drive.
- Sean Busch presented the improvements to the plans that have been made.

Motion: Ms. Schneckenberger made a motion to approve the secondary plat. Dr. Price seconded. Motion carried unanimously.

New Business

PC-25-030, Forestar's request for approval of a Primary Plat for 165 lots on approximately 80 acres, located along the westside of CR 500W, between CR 700N and CR 600 N, zoned Stonechase PUD

- Staff presented an overview for the board.
- Cheyanne Hoffa presented for Forestar.
- *Mr. Stettler opened the public hearing at 7:13 PM.*
- Eric Brown, shared safety concerns for the blister area that is near their driveway.
- Brent Meyer shared reservations on the passing blister, concerned about the amount of road frontage.
- *Mr. Stettler closed the public hearing at 7:15 PM*
- Town Engineer answered that the passing blisters are intentionally planned to align with future development, also explained the reasoning behind the width.
- Mr. Meyer asked for more details on the proposed road widening, Town Engineer shared no plans to widen on the east side of the road right now. Any widening in the future would be driven by a development project.
- The Town Engineer showed the board where the blisters would be in reference to the Brown's drive.

Motion: Ms. Schneckenberger made a motion to approve the Primary Plat. Mr. Gooding seconded. Motion carried unanimously.

New Business from the floor

Staff provided information on a new Architectural Review Committee appointment – Joshua Smith.

Motion: Ms. Schneckenberger made a motion to appoint Joshua Smith. Mr. Shipley seconded. Motion carried unanimously.

Announcements

- Staff discussed meeting dates for 2026.
- Staff shared an update for the UDO contract, still working through the scope with the consultant.
- Ms. Schneckenberger shared an update from the quality of life board involving county parks.

Next Meeting

- November 25th, 2025
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Adjournment

Ms. Schneckenberger made a motion to adjourn. Mr. Gooding seconded. Motion carried unanimously.

Meeting adjourned at 7:29 PM.