

Plan Commission

Meeting Minutes

December 17, 2019

Call to Order and Roll Call

Members Present: Devin Stettler, John Price, Jon Horton, Brianne Schneckenger, Steve Duhamel, Tom Strayer

Members Absent: Barry Wood

Others Present: Tonya Galbraith, Ryan Crum, Mark Witsman, Jennifer Pack, Greg Morelock,

Agenda Considerations

None

Approval of Minutes

Mr. Price noted that the minutes for the November 19th minutes do not show who seconded the Motion to Approve the Weaver's Landing Amenity Area. He asked that it be corrected.

Mr. Price moved to approve the minutes from the November 19th meeting pending the above noted correction. Mr. Horton seconded. Motion carried unanimously.

New Business

McCord Pointe, Section 5, Development Plan and Secondary Plat

Petitioner, Kyle Eichhorn of HWC Engineering, is seeking approval of the Development Plan and Secondary Plat for Section 5.

Mr. Eichhorn stated that these are the "empty nester" homes of the development. There are 48 lots.

Mr. Horton asked about the items brought up in TAC. Mr. Crum stated that all items were addressed.

Mr. Crum stated that all concerns have been addressed and all the lots meet requirements. Staff has no further concerns and recommends approval.

No public comments

Mr. Horton moved to approve the plans for McCord Pointe, Section 5. Mr. Price seconded. The motion passed unanimously.

Weaver's Landing, Section 2, Development Plan and Secondary Plat

Petitioner, Richard Henderson from Weavers Landing Partners LLC, seeks approval for Section 2 of Weaver's Landing.

The developer has completed the first 64 lots, and he believes they have addressed all the comments from Staff review.

Mr. Crum stated all requirements have been met. The developers have provided perimeter landscaping and have addressed subsurface drains. They've also worked to push drains off the lots to ensure that the lots aren't encumbered by easement issues.

Mr. Price asked for clarification on side yard measurements and aggregates. Mr. Henderson explained that the standard is for 6 ft side yards with 15 ft aggregate distance. Mr. Crum further explained that the side yards are reviewed in the permitting process to ensure that the standard is met.

No public comments

Mr. Duhamel moved to approve the plans for Weaver's Landing, Section 2. Ms. Schneckenberger seconded. The motion passed unanimously.

McCord Pointe Section 4, Development Plan and Secondary Plat

Petitioner, Kyle Eichhorn with HWC Engineering, is asking for approval for the plans on Section 4. Section 4 consists of 35 lots and is the west side of the development. HWC has addressed comments from Engineering and Planning.

Mr. Eichhorn stated that that on the approved concept plan, the streets and homes went all the way through, but they discovered wetland unsuitable for building, which caused a revision to the plans. This caused the approved lot count to go from 332 to 315.

Mr. Crum stated that all staff concerns have been met.

Mr. Price asked how large of an area the wetland is. Mr. Eichhorn answered one acre, approximately.

No public comment

Mr. Horton moved to approve the plans for McCord Point, Section 4. Ms. Schneckenberger seconded. The motion passed unanimously.

Town Center Master Plan

Mr. Crum presented the report on the progress of developing the Town Center Master Plan. He said that Context Design completed their work in late October and is starting public outreach with tonight's meeting. He is asking for a favorable recommendation to take the plan to the Town Council, which will act as the first public information session.

The consultants looked at real world examples to help inspire steering committee on what look they want and talked about open space programming. No changes are anticipated as part of the Town Center Master Plan.

The plan includes two central greens and mixed use 3-story buildings. The surrounding areas will be surface parking for a total of a little over 2,000 spaces, including the angled street parking in front of the buildings. The ideal is for retail to be on the first floor with apartments or offices on the upper floors. Town Hall will be one of the first residents, with Police and Public Works staying in the current building for a little while after Administrative Staff move.

Mr. Duhamel is concerned about the proposed height of buildings and the potential of losing character. He pointed to Fishers as a negative example. Mr. Strayer commented that the height of the buildings allows the Town to use less land and have more greenspace than Fishers. Mr. Crum stated that the plan pulls the tall buildings off the road to alleviate the congested feeling.

Mr. Price also voiced concern about the amount of parking, stating the Fishers experienced a high amount of retail turnover because there wasn't enough parking. Mr. Crum acknowledge the issue and said that another factor in that is people not wanting to cross 116th Street. With where the parking is planned, the Town Center shouldn't have that issue.

The Town has accepted a proposal from A&F Engineering to work on drainage and interconnect drainage for both functional and attractive

Mr. Horton brought up the issue of how the Town Center will be funded. Mr. Crum and Ms. Galbraith discussed the various ways of funding and stated that the town will have some share of the costs for the infrastructure, open spaces, and streets, but that developers will bear a larger cost burden. Mr. Crum stressed that the phasing of this project will take a long time. It is not a short-term project.

Mr. Horton asked what public feedback has been received. Ms. Galbraith stated that the groups she has spoken to are supportive and want livable, walkable downtown areas.

Mr. Horton what would happen to the businesses and residences along 600. Mr. Crum assured the Board that the town would not come in under eminent domain to the claim the properties. Ms. Galbraith stated that the homeowners have been contacted and many are under contract to sell if/when the project comes to fruition

Mr. Price asked how the realignment of 600 would work with this project. Mr. Crum responded that the Town Center Project planning was put on hold until the alignment issue was resolved and then restarted once the realignment issue was resolved. The current plans reflect the approved realignment.

The issue of road grades was brought up by Mr. Price and Mr. Strayer. Mr. Crum stated they don't anticipate grade being an issue south of the CVS/Speedway area.

No public comments.

Mr. Duhamel made a motion to make a favorable recommendation to the Town Council for the Town Center Master Plan. Ms. Schneckenberger seconded. The motion passed unanimously.

New Business from Floor

None

Announcements

None

Meeting Adjourned