

Plan Commission Meeting Minutes February 15, 2022

Call to Order and Roll Call

MEMBERS PRESENT: Devin Stettler, Tom Strayer, Chad Gooding, Brianne Schneckenberger, Steve Duhamel, Scott Shipley

MEMBERS ABSENT: Steve Duhamell

OTHERS PRESENT: Director of Planning Ryan Crum; Attorney Gregg Morelock; Town Manager Tonya Galbraith, Administrative Assistant Jennifer Pack, Mark Witsman

Agenda Consideration

Mr. Crum noted that there are three agenda items where the petitioners are asking for a continuance. Those items will be heard before the remaining agenda items.

Approval of Minutes

Mr. Goodling made a motion to approve the January 18, 2022, minutes. Ms. Schneckenberger seconded. The motion passed 5/0.

Agenda Items Requesting a Continuance

PC-21-015, Grand Communities' (Fischer Homes) request for a favorable recommendation on a rezone to the Hampton Walk PUD for +/- 93 acres located near the southwest corner of CR 600W & CR 750N - THE PETITIONER IS REQUESTING A CONTINUANCE UNTIL THE MARCH 15th PLAN COMMISSION MEETING, THIS CONTINUANCE REQUEST HAS STAFF SUPPORT BUT WILL NEED APPROVAL FROM THE BOARD.

Ms. Schneckenberger made a motion to grant the petitioner's request for a continuance. Mr. Shipley seconded. The motion passed 5/0.

PC-21-016, Rebar Development's request for approval of the McCord Square Preliminary Plan (Primary Plat), consisting of +/- 49 acres near the southeast corner of CR 600W & W Broadway

Mr. Gooding made a motion to grant the petitioners request for a continuance. Ms. Schneckenberger seconded. The motion passed 5/0.

PC-22-002, Arbor Homes' request for a favorable recommendation on a rezone from R-1 & R-3 to Shadow Grove PUD on 207 acres at the northwest and southwest corners of CR 600W and CR 650N - THIS ITEM WILL BE CONTINUED UNTIL THE MARCH 15TH PLAN COMMISSION MEETING

Mr. Crum noted this is the petitioner's first request for a continuance.

Ms. Schneckenberger made a motion to grant the petitioner's request for a continuance. Mr. Gooding seconded the motion. The motion passed 5/0.

Old Business

PC-21-012, HSA Commercial Real Estate's request for approval of the Mt. Comfort Industrial Site Primary Plat, consisting of +/- 80 acres near the northeast corner of CR 600W & CR 500N

Mr. Witsman noted this project had been held up by some of his concerns, however he is now in support of the primary plat.

Nathan Winslow, American Structurepoint representing the developer HSA, stated that the petitioners have ensured a cross-access easement to provide access in perpetuity. He also noted that Block B, which is west of the legal drain, is not owned by the petitioners. It is only included because of statutory requirements.

Mr. Crum noted that this a primary plat of an industrial zone. The petitioners only have a conceptual plan at this time, and they will come before the Plan Commission again when an actual project is proposed.

The floor is opened for public comments

Mike Wilson, a resident on Franks Ln, asked for clarification on where this project is located.

The floor is closed to public comments

Mr. Gooding made a motion to approve the primary plat as presented. Ms. Schneckenberger seconded. The motion passed 5/0.

New Business

**** Valvoline Instant Oil Change's request for approval of a Development Plan at 6943 W Broadway***

Robin Peck, preconstruction manager with Valvoline, introduced the project, explaining the proposed traffic flow, stacking plan, parking, and landscaping.

Mr. Strayer verified that the Architectural Review Committee comments had been addressed.

Mr. Crum stated that the plan meets all Town standards and noted that the Board of Zoning Appeals decisions are detailed in the Staff Report (attached to the Agenda).

Mr. Gooding made a motion to approve the development plan as presented. Ms. Schneckenberger seconded. The motion passed 5/0.

**** PC-22-001, Town of McCordsville's request for a favorable recommendation on an Amendment to the Thoroughfare Plan***

Mr. Crum introduced the proposed changes to the Thoroughfare plan, explaining that this will eventually become part of the Town's Comprehensive Plan. He also explained why there are "breaks," saying that the Comprehensive Plan did not include areas outside of the corporation limits, so neither did the Thoroughfare Plan.

The floor is opened for public comments

No comments

The floor is closed to public comments

Mr. Shipley made a motion to make a favorable recommendation to the Town Council. Mr. Strayer seconded. The motion passed 5/0.

Announcements

Mr. Crum reported that there has been a drop-off in the number of single-family permits submitted and issued. He explained that the currently subdivisions are nearing build out and there are no replacements ready. He stated that the Town might see an increase in the Fall as new subdivisions open.

Mr. Crum and Mr. Witsman noted that the Town should be receiving grant funds to widen Mt. Comfort Road between 2nd Street and CR 800N and turn lane improvements at Mt. Comfort and Broadway. The project would not begin until fiscal year 2025.

The next meeting will be March 15, 2022.

Adjournment

There being no further business, meeting was adjourned.