

Plan Commission Meeting Minutes March 15, 2022

Call to Order and Roll Call

MEMBERS PRESENT: Members Present: Devin Stettler, Tom Strayer, Brianne Schneckenberger, Steve Duhamel, Scott Shipley

MEMBERS ABSENT: Chad Gooding

Agenda Consideration

None

Approval of Minutes

Ms. Schneckenberger made a motion to approve the February 15, 2022 minutes as presented. Mr. Strayer seconded. The motion passed 4/0/1. Mr. Duhamel abstained.

Old Business

PC-21-015 Fischer Homes request for a Favorable Recommendation for the Hampton Walk PUD

Mr. Crum introduced the request, stating that the property is currently zoned Neighborhood Commercial with some R-3 near the south end of the property. The Petitioners are requesting a residential PUD. He also noted that a traffic study was completed.

Steve Hardin appeared for the petitioner. He noted that he appeared before the Commission in December when Fischer Homes agreed to do a trial run of having petitioners appear before the Architectural Review Board first. He explained the changes that were made to the PUD based on Staff recommendations and the ARC meetings.

Mr. Strayer asked about having specific zones for the more contemporary styles, stating that he had received concerns about the contemporary style of homes. Mr. Hardin noted that the buyers in other communities seem to like the integration of the traditional and contemporary styles. Amanda Dierdorf noted that the contemporary styles in the single-family homes are only in the Maple Street collection as well as the one townhome area. After some discussion, the petitioners and the Members agreed to let the buyers decide how integrated the styles will be.

Floor opened for public comments

No comments

Floor closed for public comments

Mr. Crum introduced a letter from a Champion Lake resident concerned about the housing density. The Members discussed the density of the subdivision in comparison with surrounding areas, with Mr. Strayer noting that the homes on the South end of Hampton Walk are close to the quality of the homes in Champion Lake.

Mr. Crum presented the Staff Report, noting the new ARC procedures.

Ms. Schneckenberger made a motion for a favorable recommendation. Mr. Duhamel seconded the motion. The motion passed 5/0.

PC-21-016 Rebar Development's Request for Approval of the McCord Square Preliminary Plan

Mr. Crum explained the primary plat.

Bill Butz with Kimley Horn appeared for the petitioners. He stated that they are developing forty-nine acres including a property that will be right of way.

Floor opened for public comments

No comments

Floor closed for public comments

Mr. Crum stated that Staff recommends approval of the preliminary plan.

Mr. Duhamel made a motion to approve the Preliminary Plan. Ms. Schneckenberger seconded the motion. The motion passed 5/0.

PC-22-002 Arbor Homes Request for a Favorable Recommendation for the Shadow Grove PUD

Mr. Crum stated that the petitioner is requesting a continuance because they are working through a number of Staff comments. Staff is in full support of the continuance.

Ms. Schneckenberger made a motion to continue the agenda item to the next meeting. Mr. Shipley Seconded the motion. The motion passed 5/0.

New Business

PC-22-004 Strategic Capital Partners Request for a Rezone of Multiple Zoning Classifications to I-2

Mr. Crum introduced the request, stating that this property is also petitioning for annexation. He explained the number of county zoning classifications on the subject properties. Mr. Crum stated that this is a large industrial development project with a commercial out lot that will meet or exceed McCordsville zoning standards. He also explained that the proposal the Members are viewing is a concept plan, the actual building layout will depend on the tenants.

Brian Touhy appeared on behalf of the petitioners. He stated that the Town Council asked the petitioners to try to acquire the surrounding residential properties to create a cohesive square, which they were able to do. He stated that the Town Council will have the first reading at the March 8 meeting to bring those parcels into McCordsville. Mr. Touhy summarized the Town's Comprehensive Plan and how this proposed development fits into that plan. He also summarized the site building and landscaping plans and the allowed usages.

The Members discussed how Aurora Way might extend and connect with this development, as well as concerns about industrial areas extending North. It was noted that the County already has part of this land zoned for industrial use, this is a valid use of the land, and it will aid in diversifying the tax base.

Floor opened for public comments

Linda Durbin-Nicolecsu stated that the land use pattern in the area is residential and believes that warehouses and industrial use needs to be kept south of CR 500 N and closer to I-70.

Chris Clark voiced concerns about drainage because of the slope of the land and asked when drainage would be addressed in the development process.

Jordan Bunch asked what else could the land be used for, stating that he would prefer a residential use. He is concerned about extending Aurora Way and does not want it to connect to Stansbury.

Floor closed for public comments

Staff and Members discussed the benefits and drawbacks of extending Aurora Way across CR 600 W, with the consensus that development north of this site would be a factor. Mr. Strayer commented that the Town is limited by CR 500 N and needs the tax base.

Mr. Witsman addressed the question about drainage and the discussions in place with the County Surveyor and a nearby developer. He also explained the sequence of site development.

Mr. Strayer asked about County road projects that would impact development of the site. Mr. Witsman explained the proposed timelines.

Mr. Duhamel stated that his concern is that he envisioned industrial ending at CR 500 N. He is worried about "industrial creep." Mr. Strayer concurred, saying he would have liked to see industrial stop south of CR 500, but that was when he thought McCordsville would be able to annex. Mr. Stettler stated he has concerns about where to draw the line to end industrial development.

Mr. Strayer made a motion to make a favorable recommendation to rezone the land to I-2 if the annexation is approved. Mr. Shipley seconded the motion. The Members voted 3/2, with Mr. Duhamel and Ms. Schneckenberger casting the "No" votes. The agenda item was administratively continued because there are not enough "Yes" votes.

Plan Commission Order for Combination of the Broadway and Mt. Comfort Economic Development Areas.

Ms. Schneckenberger made a motion to approve the Order. Mr. Duhamel seconded. The motion passed 5/0.

Electronic Meetings Policy Resolution

Mr. Duhamel made a motion to read into the minutes by title only. Ms. Schneckenberger seconded. The motion passed 5/0.

Mr. Duhamel made a motion to approve the resolution Ms. Schneckenberger seconded. The motion passed 5/0.

Announcements

Mr. Crum gave a report about the number of permits approved and developments underway. He also noted that this was Ms. Galbraith's last meeting in an official capacity.

Ms. Galbraith encouraged the Members to adhere to the vision and standards that they have set in place.

The next meeting will be April 19, 2022, if needed.

Adjournment

There being no further business, the meeting was adjourned.