

Plan Commission Meeting Minutes September 20, 2022

Call to Order and Roll Call

Members Present: Brianne Schneckenberger, Chad Gooding, Scott Shipley, Devin Stettler, Steve Duhamell; Tom Strayer

Members Absent:

Jennifer Hermann resigned from the Committee.

Agenda Considerations

GDI Companies' request is withdrawn by the petitioner.

Fischer Homes' two requests will be combined into one agenda item

Approval of Minutes

Mr. Shipley asked that the vote on the Hartman Capital request be corrected to reflect that Ms. Hermann also voted Nay.

Ms. Schneckenberger made a motion to approve the August minutes subject to correction being made. Mr. Shipley seconded. The motion was approved 6/0.

Old Business

PC-22-009 StorAmerica's request for a favorable recommendation on a rezone from Gateway Crossing PUD to StorAmerica PUD

Mr. Crum introduced the request, noting changes that had been made since the previous meeting.

Mike Surak appeared on behalf of the petitioner. Petitioner and Members discussed lighting and hours of operation.

Floor opened to the public

No comment

Floor closed to the public

Mr. Duhamell made a motion for conditions on the proposal to include that hours of operation be 7:00 am to 10:00 pm Steve made a motion 7-10, that no pole lights be allowed and no lighting higher than no pole lighting. Scott 2nd; 6/0 on condition of favorable recommendation

Mr. Duhamell made a motion to make a favorable recommendation with conditions to the Town Council. Ms. Schneckenberger seconded. The motion passed 6/0.

Fischer Homes' request for approval of a Development Plan and Secondary Plat for Sections 1A & 1B of Hampton Walk

Mr. Crum reminded the Members that both agenda items are being discussed together, noting that Section 1A is under Old Business and Section 2B is under New Business.

John McWhorter appeared for the Petitioner. He noted that Section 1B will start 30 days after the start of Section 1A.

Mr. Crum stated that Staff has done the customary review and that all requirements have been met. Staff recommends approval.

Ms. Schneckenberger made a motion to approve the Development Plan and Secondary Plat for Section 1A. Mr. Duhamell seconded. The motion passed 6/0.

Mr. Shipley made a motion to approve the Development Plan and Secondary Plat for Section 1B. Ms. Schneckenberger seconded. The motion passed 6/0.

PC-22-016 GDI Companies' request for a favorable recommendation on a rezone to I-2 for +/- 1616 acres located near the northeast corner of CR 700 W and CR 500 N

Mr. Crum announce the petitioner has asked to withdraw this request.

Ms. Schneckenberger made a motion to accept the request to withdraw GDI's re-zoning petition. Mr. Duhamel seconded them motion. The motion passed 6/0.

Mr. Stettler allowed time for an explanation to be given to the public about why the petition was withdrawn.

New Business

PC-22-014, Platinum Properties' request for a favorable recommendation on a rezone from County 62c to Snider Property PUD for +/- 80 acres located at 5401 W CR 700N

Mr. Crum introduced the petition, giving a brief overview of the location and the surrounding area.

Brian Tuohy appeared for the Petitioners, noting the number and size of the homes, landscaping plans, and amenities. This will be an age-restricted community.

Paul Rioux also appeared for the Petitioner and noted that the Petitioner had meetings with Champion Lake homeowners and made changes based on feedback from those meetings.

Mr. Stettler asked if the elevation renderings had gone before the Architectural Review Committee (ARC). Mr. Crum gave the ARC recommendations:

- 1 – On any home that has a full masonry wrap and there is stone on the front elevation and brick on the others, the brick is a light neutral, single tone brick sympathetic to the stone on the front elevation.
- 2 – Any time there is wainscot on the front elevation, that wainscot will wrap on all four sides and must match on all four sides.

3 – There is a limit of no more than 20% of lots can have a front-facing three car garage

4 – Any new elevations with front-facing three car garages must be approved by the ARC.

Floor opened to the public

Bryan Burney – referenced a county plan that shows a by-pass through the property; voiced concern about the subdivision only having one entrance/exit; expressed a desire for the homes to have a fireplace option with a brick chimney; asked for evergreen trees on the landscaping mounds.

Kevin Smith – stated that Beazer representatives were told that Champion Lake residents would prefer larger homes and lots that what is presented.

Catherine Parr – stated that the homeowner to the east of the did not receive notice.

Dan Stock – concerned that smaller lots and smaller homes will bring down property values of the surrounding homes and asked that larger homes and lots be added.

Mr. Duhamell made a motion to extend time for 10 minutes. Ms. Schneckenberger seconded the motion. The motion passed unanimously.

Mindy Herman – believes the homes and lots are too small and do not have enough architectural variety; concerned if current infrastructure can support the amount of development; does not believe that the amenities offered are enough for a 55+ community; concerned that additional development will create additional septic and water issues that the Champion Lake owners would have to manage on their own, resulting in a negative impact to their property values; concerned about additional traffic on CR W 700 N.

John Anderson – asked that the current plan be rejected in favor of a plan with fewer houses and more green space; noted that the property to the east has no boundary between their property and the subdivision; concerned about the rapid development in the current financial environment and suggested that it might be time to “pump the breaks” on new development.

Elizabeth Stock – believes that a 55+ neighborhood would have a high demand for EMS services and is concerned that it only has one entrance/exit; concerned about an increase in traffic on CR W 700 N; stated that growth for the state of growth should not be a goal and asked that subdivisions be approved that have larger lots and homes.

Garret Kuhn – discussed appraisal tactics, said these homes wouldn’t be used as comps for homes at Champion Lake because they are so different.

Rodney Cropper – Stated that his mother is the homeowner to the east and that this is the first she has heard about this proposed development.

Floor closed to public hearing

Mr. Witsman addressed concerns about the single entrance/exit stating that the Town requires a stub road if there is only one entrance/exit, this plan has five stubs. He also noted that the entrance is a boulevard, so if one side is blocked access can still be gained on the other side.

Mr. Crum stated that if the property is annexed into McCordsville the bypass issue becomes moot. He stated that the current landscaping plan includes a mix of tree types and that it makes sense to tweak it so that it requires a predominance of evergreen trees. He stated that we have proof of service to the eastern property.

Mr. Rioux responded to the comments, stating:

- the PUD requires 80% of the buffer trees to be evergreen
- the Petitioner will contact the property owner to the east to discuss screening between the properties
- stated that the Council asked for an age restricted community

Mr. Strayer and Mr. Gooding led a discussion about comments brought to Town Council by residents and how those comments shaped the proposal heard at this meeting. Mr. Strayer asked about the stub road to Outlook Church's property. After discussion, the Petitioner agreed to remove the stub but leave the right-of-way.

Mr. Crum presented the Staff Report, stating that Staff is in support of the proposal because it is an appropriate use. He noted that it is the role of the Plan Commission to decide not only if a proposal is an appropriate use, but also if it is the best use of the land.

The Members discussed the advisability of an age restricted community on the proposed site.

Mr. Duhamell made a motion for no recommendation to the Town Council. Ms. Schneckenberger seconded. The motion passed 6/0.

PC-22-017, Cityscape Residential's request for a favorable recommendation on a rezone from CN & I2 to Cityscape Residential PUD for +/- 56 acres located at the southeast corner of CR 600W & CR 600N and property located on the southside of CR 600N approximately 0.15 miles east of CR 600W.

Ms. Schneckenberger made a motion to accept the request for a continuance to the October 18, 2022 meeting. Mr. Duhamell seconded. The motion passed 6/0.

Platinum Properties' request for approval of a Development Plan and Secondary Plat for Section 3A of Colonnade

Mr. Duhamell made a motion to approve the Development Plan and Secondary Plat for Colonnade Section 3A. Ms. Schneckenberger seconded. The motion passed 6/0.

Premier Land Company's request for approval of a Development Plan and Secondary Plat for Section 1 of Rivendell

Ms. Schneckenberger made a motion to approve the Development Plan and Secondary Plat for Rivendell Section 1. Mr. Duhamell seconded. The motion passed 6/0.

Lennar Homes' request for approval of a Development Plan for the second amenity area in McCord Pointe

Mr. Crum introduced the Development Plan, stating that the Members need to approve both the Development Plan and the proposed metal roof. Mr. Strayer noted that the building plan was on the

Architecture Review Committee Agenda but was continued to the October meeting and asked if it needed to go back to ARC.

Mr. Crum stated that if this does not go back to ARC, then the vote should note that PUD requires the part of the roof that is not standing seam must be dimensional shingles, the building must have an 11" overhang, all trim that is not adjacent to brick must be 1"x6" trim.

Mr. Duhamell made a motion to approve the Development Plan for the second McCord Pointe Amenity area and the standing seam metal roof, subject to compliance with the PUD. Ms. Schneckenberger seconded. The motion passed 6/0.

Premier Land Company's request for approval of a Development Plan and Secondary Plat for the Enclave at Deer Crossing

Ms. Schneckenberger made a motion to approve the Development Plan and Secondary Plat for Enclave at Deer Crossing. Mr. Strayer seconded. The motion passed 6/0.

New Business from Floor

Mr. Crum asked the Members to consider allowing single-family development plans to be administratively approved after passing through the Technical Advisory Committee. He stated that if Staff were not comfortable approving the Development Plan, it would be referred to the Plan Commission. Also, if Staff denied the Development Plan the petitioner can appeal to the Plan Commission.

Members directed Mr. Crum to draft a zoning amendment to be approved by the Plan Commission before going to the Town Council for approval.

Announcements

The next meeting will be October 18, 2022.

Adjournment

There being no further business, the meeting was adjourned.