Plan Commission
Meeting Minutes
November 15, 2022

Call to Order and Roll Call

Members Present: Brianne Schneckenberger, Chad Gooding, Devin Stettler, Tom Strayer

Members Absent: Scott Shipley, Steve Duhamell

Others Present: Gregg Morelock, Ryan Crum, Mark Witsman, Jennifer Pack

Agenda Considerations

Mr. Crum asked to move Silverthorn Homes' request in New Business to the first order of business since it should go quickly.

Approval of Minutes

Ms. Schneckenberger moved to approve the October 18, 2022, minutes as presented. Mr. Strayer seconded. The motion carried 4/0.

New Business

Silverthorne Homes' Request for Development Plan and Secondary Plat approval for Section 2 of Haven Ponds

Sean Downey appeared on behalf of the petitioner. He stated that the plan and plat have been revised per TAC comments. Mr. Crum asked if the ROW had been solidified. Mr. Downey indicated they have been in contact with Fishers. Mr. Crum asked that if approval is granted, it is conditioned on the Developer coming back to the Plan Commission with the secondary plat if Fishers raises any issues.

Mr. Stettler asked if any member of the public had any questions or comments about the development. There were none.

Mr. Strayer made a motion to approve the development plan and secondary plat on the condition stated. Ms. Schneckenberger seconded. The motion passed 4/0.

Old Business

PC-22-019, Olthof Homes' Request for a Favorable Recommendation on a rezone from County R-1 to Alexander Ridge PUD for +/- 48 acres located at 5343 W 900 N

Mr. Crum noted that there is a proposed annexation that goes along with this petition for a rezone. The annexation must be approved before the Town Council takes any action on the Rezone. He stated that the current comprehensive plan shows industrial use in this area. He does not believe that current growth will have industrial this far north, but he does see other non-residential uses.

Joe Lenehan with Olthof Homes appeared. He reviewed the site plan for the committee.

Floor opened for public comment

Scott Hamby asked

- If a drive that connects Emerald Springs and Alexander Ridge will be a main thoroughfare.
- What is the easement and distance between the homes of Emerald Springs and Alexander Ridge
- What is the timing of when the construction will start

Joseph Rice asked

- How will this neighborhood effect resale value of the homes around it
- How this development will affect traffic through Emerald Springs

Mary Harmon asked

- About additional access to trails
- A path around the pond that connects to trails/streets
- More landscaping and spacing between developments.

Chetrice Romero asked for

- More demarcation between the subdivisions
- More landscaping between Stone Grove and Alexander Ridge
- Trail connections behind Emerald Springs and Alexander Ridge.

Bill Ewing expressed concerns about construction trash.

Floor closed for public comment

Mr. Lenehan addressed the public comments. He committed to plantings from Lot 6 to Lot 18 and stated that he would meet with residents about the locations of the plantings. He stated that the builder would do everything possible to control construction trash.

Mr. Witsman noted that the Emerald Springs HOA would need to allow trail connections between the subdivisions. Mr. Lenehan said that he would look into trail connections.

Mr. Crum presented the staff report and bringing for discussion the following:

- A change to the rental language
- A change to the garage offset language
- Requirements for garage size

Ms. Schneckenberger made a motion to make a favorable recommendation contingent on staff conditions. Mr. Strayer seconded. The motion passed 4/0.

PC-22-020, Request for a Favorable Recommendation on an Amendment to the Town of McCordsville's Zoning Ordinance

Mr. Crum reviewed the proposed changes to the PUD section of the Zoning Ordinance.

Floor opened for public comment

No comments

Floor closed to public comment

Ms. Schneckenberger made a motion to make a Favorable Recommendation to the Town Council to approve the amendment to the Zoning Code. Mr. Strayer seconded. The motion passed 4/0.

2023 Plan Commission Meeting Calendar

Mr. Crum noted this is being reintroduced because he is proposing a time change from 6:30 pm to 7:00 pm in order to give the Architectural Review Committee more time to finish its business ahead of the Plan Commission meetings.

Ms. Schneckenberger made a motion to approve the meeting calendar. Mr. Strayer seconded. The motion passed 4/0.

New Business from Floor

None

Announcements

The next meeting will be December 20, 2022, if needed.

Adjournment

There being no further business, the meeting was adjourned.