

# **Plan Commission Meeting Minutes March 21, 2023**

## **Call to Order and Roll Call**

Members Present: Brianne Schneckenberger, Chad Gooding, Devin Stettler, Bryan Burney, Scott Shipley, Steve Duhamell

Members Absent: Greg Brewer

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

## **Oaths of Office**

Mr. Morelock administered the Oath of Office to Steve Duhamel.

## **Agenda Considerations**

Mr. Crum requested that Old Business be moved to the end of the agenda.

## **Approval of Minutes**

Dr. Burney made a motion to approve the minutes of the January 17, 2023, meeting. Ms. Schneckenberger seconded. The motion passed 6/0.

## **New Business**

### ***Zoning Recommendation for 5800 W McCord Rd***

Mr. Crum stated that the property owner, David Holman, wants to annex his property to McCordsville in order to connect to the Town's sewer. The Plan Commission needs to recommend what the zoning should be if the annexation ordinance passes. Staff recommends a zoning of Town R-1.

Dr. Burney made a motion to recommend that the property be zoned R-1 if the annexation is approved. Ms. Schneckenberger seconded. The motion passed unanimously.

### ***Cityscape Residential's request for approval of the Parkfield Development Plan and Secondary Plat***

Mr. Crum gave a brief overview noting the location, general site plan, and the surrounding parcel zoning.

Jennifer Sewell and Tristan Carrithers presented on behalf of petitioners.

Board members and the petitioners discussed details of parking, street signage, pond maintenance, and sewer utilities.

Ms. Schneckenberger made a motion to approve the Development Plan and Secondary Plat contingent on the Technical Advisory Committee comments being addressed. Mr. Shipley seconded. The Motion passed unanimously.

***Platinum Properties' request for approval of Development Plan and Secondary Plat for Section 3B of Colonnade***

Mr. Crum gave a brief overview of the petition, noting the location of the section within the overall site and the development as a whole.

Tim Walter presented on behalf of the petitioner.

Board members and the petitioner discussed details of the bridge and trail plans within and around the community.

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

***Platinum Properties' request for approval for the Gatherings at Aurora subdivision***

Mr. Crum gave brief overview of the petition and noted site development.

Tim Walter presented on behalf of the petitioner.

Board members and the petitioner discussed sidewalks, traffic calming measures, and a crossing over the legal drain.

**Floor opened for public comment**

Sandra Cropper voiced concern about drainage from her adjacent property.

Helen Riley stated that drainage in the area is complicated and encouraged Staff to look at drainage globally, not just for this parcel.

**Floor closed to public comment**

Mr. Walter addressed the drainage concerns, stating that they have oversized the ponds to accommodate offsite drainage.

Mr. Morelock noted that County Drainage and Surveyor have also checked developers work.

Ms. Schneckenberger made a motion to approve the Development Plan and Secondary Plat. Mr. Gooding seconded. The motion passed 6/0.

***Rebar Development's Request for a favorable recommendation on an Amendment to the McCord Square PUD and approval of a Primary Plat for a section along CR N 600 W***

Mr. Crum stated that the petitioners are adding land into the PUD and amending PUD language.

Bill Butz presented on behalf of the petitioner. He stated that a large portion of the land being added will become town right of way..

Board members and the petitioner discussed connectivity to adjacent parcels..

**Floor opened for public comment**

No comments

Floor closed to the public

Mr. Crum explained the reasoning behind the land use changes.

Ms. Schneckenberger made a motion to make a favorable recommendation for the PUD amendments. Dr. Burney seconded. The motion passed 6/0.

Ms. Schneckenberger made a motion to approve the primary plat contingent upon the PUD amendment passing. Dr. Burney seconded. The motion passed 6/0.

***M&M 2020's request for a favorable recommendation on a rezone from R-3 to Morningside PUD and approval of a Primary Plat***

Josh Neal presented for the petitioner,

Board members and the petitioner discussed home sizes, lot sizes, drainage, lawn maintenance, the connections to Stansbury and to CR N 600 W, and the Architectural Review Committee recommendations. The petitioner asked for vinyl siding to be approved for the single-family homes. Mr. Crum noted that the ARC would support vinyl if the Plan Commission agrees that this is a transitional site.

Floor opened for public comment

Amy Fanning voiced concerns about a potential increase in traffic, the proposed vinyl siding, and the storage facility.

William Martin voiced concerns about traffic control and night traffic through the neighborhood to the storage units.

Roosevelt Johnson voiced concerns about drainage and traffic and speeding through the neighborhood. He stated that Easton has higher ARC standards than the rest of Stansbury.

Debbie Wheet voiced concerns about additional traffic on top of the issues of speeding that already exist.

Bill Adams stated that traffic bottlenecks at CR N 600 W and W 600 N and is concerned that will create additional traffic as drivers cut through to avoid the intersection.

Helen Riley voiced concerns about traffic at the intersection that already exists the additional traffic this development will create.

Floor closed to public comment

Staff and the petitioners addressed drainage and traffic concerns. Mr. Witsman stated that he would speak to the County Engineer on behalf of the residents to try to address their concerns about current traffic issues through Stansbury. He cautioned that McCordsville cannot direct what happens, but because there is a significant change in condition proposed, it is possible that changes could be made. He stated that if the County Engineer is not agreeable, he would then approach the County Commissioners.

The Board discussed the use of vinyl for the single-family homes.

Mr. Shipley made a motion to allow vinyl siding. The motion failed for lack of a second.

Board members discussed connectivity issues and allowable hours of operation for the storage facility. The petitioner offered the hours of 5 am to 10 pm as hours of operation. Harold Mize – asked what the recommended hours, more concerns about morning hours, Harold offered 5am-10pm

The following agreements were made:

- 1) Petitioner stated they would include a stipulation that if the backyard of the single-family residents is fenced, then the ability to have it mowed by the HOA is forfeited.
- 2) Vinyl siding will not be allowed.
- 3) The storage facility may only operate between the hours of 5 am and 10 pm.

Mr. Gooding made a motion for a favorable recommendation of the Morningside PUD with the stipulation that vinyl siding is not allowed, and the storage facility may only operate between the hours of 5 am and 10 pm. Dr. Burney seconded the motion passed 6/0.

Ms. Schneckenberger made a motion to approve the primary plat contingent upon the PUD being approved. Mr. Duhamell seconded. The motion passed 6/0.

#### **Recess taken**

#### ***The Town of McCordsville's request for a favorable recommendation on amendments to the Town's Zoning Ordinance No. 121410, as amended.***

Mr. Crum presented the proposed amendment and the reasoning behind it.

#### **Floor opened for public comment**

No comments

#### **Floor closed to public comment**

Dr. Burney made a motion to make a favorable recommendation for the proposed amendment to the zoning ordinance. Ms. Schneckenberger seconded. The motion passed 6/0.

#### **Old Business**

#### ***Amendment to Plan Commission Rules & Procedures***

Mr. Crum presented the proposed changes.

Mr. Gooding made a motion to approve the changes. Dr. Burney seconded. The motion passed 6/0.

#### **New Business from Floor**

None

#### **Announcements**

Dr. Burney recognized Mr. Crum for his length of service to the Town.

The next meeting will be April 18, 2023, if needed.

**Adjournment**

There being no further business, the meeting was adjourned.