

McCordsville Plan Commission

Tuesday, October 17th, 2023

Members Present: Devin Stettler, Brianne Schneckenberger, Chad Gooding, Scott Shipley, Dr. Bryan Burney, Greg Brewer

Members Absent: Steve Duhamel

Other Members present: Ryan Crum, Ethan Spalding, Erik Pullum, Allyson Hamlin

Approval of Minutes

Greg Brewer made a motion to approve the September 19th meeting minutes. Seconded, board voted unanimously 6/0.

Old Business

PC-23-014, Daniel's Vineyard's request for a favorable recommendation on a rezone to Daniel's Vineyard PUD for +/- 80 acres located at 9061 N CR 700W

THE PETITIONER HAS WITHDRAWN THIS PETITION, NO ACTION WILL TAKE PLACE EXCEPT TO ACCEPT THE WITHDRAWAL

Greg Brewer made a motion to accept the withdrawal. Board voted 6/0 motion carried.

PC-23-013, MI Home's request for approval of a primary plat for 234 lots, on +/- 118 acres located at the southwest corner of CR 1000N and CR 400W

Mr. Crum presenting the proposed conditions, requesting preliminary plat approval with considerations and approval from the Town Council.

John Isaac's presented primary plat details.

Mr. Stettler recording the letter from Mr. Kelly.

Dr. Burney asked about the plan phases of the development.

Mr. Isaac's gave overview of the development plans.

Mr. Brewer asked for details on the design of the ditch.

Mr. Isaac's said it would be in the county surveyor's responsibility, but they have agreed to the two-stage ditch.

Mr. Brewer voiced concern about the look to the entrance of the Town of McCordsville.

Mr. Isaac stated that this should be a self-sufficient ditch.

Dr. Burney asked about the boundaries between county and what we annexed.

Mr. Whitsman stated that the piece we have annexed will be McCordsville's responsibility.

Steve Brehob with Banning Engineering, explaining the two-stage ditch plan.

Mr. Crum gave the staff report.

Discussion on a guardrail took place, but it will ultimately be the County Surveyor's decision.

Mr. Stettler made a motion to suspend the discussion to open a public hearing.

Ms. Schneckenberger made a motion, Dr. Burney seconded the motion to start the public hearing. 6/0 votes unanimously; opening the public hearing.

John Kelly expressed his concerns about the plans and referenced the letter he sent in.

Mark Mills spoke on his concerns about drainage to his property, traffic flow on CR 400, and the size of the houses.

Bret Kelly expressed his concerns about traffic flow on CR 400 and the drainage in the area.

Mr. Brewer asked about the drain study and whether it has been done.

Mark Whitsman addressed drainage plans.

Mr. Mills wanted an explanation on the drainage study.

Mr. Whitsman explained what the drainage plan would be when finished.

Bryan Kelly questioned what would happen to the tile ditches.

Mr. Whitsman explained perimeter swale.

Mr. Crum stated that if owners relay as much info as possible that is the best case scenario.

Mr. Brewer questioned on how to keep residents off of farmland.

Mr. Isaac's, spoke about adding more common area into some of those lots adjoining the farmland.

Dr. Burney questioning about traffic.

Mr. Isaac's showing that there is another exit onto 1000 North.

Mr. Crum stated that this petition will be at the Town Council on Nov. 14th, on traffic and rezone.

Bret Kelly asking about the depth of the ditch that Fishers is proposing.

Petitioner, depth of the ditch will depend on the depth of the culvert.

Whitsman, 2 stage ditch, come up a short distance and have a flat top,

Motion by Mr. Brewer to close public hearing, Dr. Burney seconded. Public hearing closed.

Motion to resume the meeting by Dr. Burney, Ms. Schneckenberger seconded, board voted 6/0 unanimously to resume meeting.

Mr. Crum presented for staff and recommended approval of the primary plat.

Mr. Brewer makes a motion of approval of Helm's Mill primary plat, Dr. Burney seconded, board voted 6/0 unanimously in approval.

New Business

PC-23-016, Jim Swan's (Culver's) request for approval of a re-plat of a primary plat for two lots on +/-3 acres, located at the northwest corner of CR 600W & W Broadway

Mr. Crum is presented the primary plat for Culver's.

Joe Calderon presented the primary plat.

Dr. Burney moved to open the public hearing, Ms. Schneckenberger seconded, board voted 6/0 to open public hearing.

No one from the public chose to make a comment.

Mr. Brewer motioned to close the public meeting, Dr. Burney seconded. Board voted 6/0 to close the public hearing.

Public hearing was closed.

Dr. Burney moved to resume the Plan Commission meeting, Mr. Brewer seconded, board voted 6/0 to resume meeting.

Mr. Crum requested that the drawings show the new right-of-way request. Staff is also in support of the right of way request.

Mr. Brewer motioned to approve Culver's primary plat and the contingent of the reduction of the right of way, Dr. Burney seconded, board voted 6/0 unanimously.

Mr. Brewer made a motion to wave the subdivision control ordinance, to reduce right of way from 60 feet to 50 feet. Dr. Burney seconded, board voted 6/0 unanimously.

Jim Swan's (Culver's) request for approval of a Development Plan for one lot on +/-2.3 acres, located at the northwest corner of CR 600W & W Broadway. This petition also includes a request of a Subdivision Control Ordinance Waiver for dedication of right-of-way.

Joe Calderon presenting the site plan.

Discussion about traffic on Broadway.

Mr. Whitsman talking about the "pork chop" feature for right hand exit only.

Mr. Colderon addressing that they will change their site plan to what is being requested.

Mr. Whitsman stated that staff is still waiting on comments about drainage and the detention area.

Discussed the detention area proposed for the property.

Mr. Crum stated that if they can't make the underdrains work, the town would approve the dry detention, but would need to have a maintenance agreement in place.

Mr. Crum presented the retaining wall material plans.

Staff seeking to approve the ability to follow up with lighting in compliance to our code.

Mr. Crum requested that any motion approved tonight would include the following conditions; a more dramatized pork chop be utilized, that the restriping of Broadway be included on the plans, that the pipe capacity either be proven or the drainage goes to the Southwest, that underdrains are provided in the dry detention or a maintenance agreement is agreed to for detention basin and there is a decorative nature added to the retaining wall, and the lighting used complies with staff's request and the ordinance included

Mr. Brewer approved the motion made by Ryan Crum. Ms. Schneckenberger seconded. Board voted 6/0.

Fritz Engineering's (Qdoba) request for approval of a Development Plan for one lot on +/-1 acre, located at 7419 N 600W

Mr. Crum presenting the proposed conditions.

Ashton Fritz with Fritz Engineering presenting the development plan.

Mr. Brewer made a motion to approve the development plan for Qdoba. Mr. Brewer seconded and the board voted 6/0 unanimously.

Haven Ponds has withdrawn their request, they will be going with the town standard streetlight.

New Business from the floor

Mr. Crum presenting the zoning ordinance amendments and requesting for the fee schedule for permitting be updated.

Mr. Stettler made a motion to suspend the Planning Commission meeting and open public hearing, Ms. Schneckenberger made a motion, Dr. Burney seconded the motion. The board voted 6/0.

Public hearing was opened, there were no comments from public.

Dr. Burney made a motion to close the public hearing; Ms. Schneckenberger seconded the motion, board voted 6/0 unanimously to close the public hearing.

Ms. Schneckenberger made a motion for a favorable recommendation to the town zoning and ordinance, including the solar panels, and any pending editorial and fee changes. Dr. Burney made a second. Board voted unanimously 6/0.

Next Meeting

November 21st

Meeting is adjourned.