**Planning Commission**

**Meeting Minutes**

**April 16, 2019**

**Call to Order and Roll Call**

**Members Present:** Devin Stettler, John Price, Tom Strayer, Brianne Schneckenberger and Barry Wood

**Members Absent**: Steve Duhamell and Jon Horton

**Others Present:** Attorney Chris Isom, Town Engineer Mark Witsman, Town Manager Tonya Galbraith

**Oath of Office**: Mr. Duhamell was absent

**Approval of Minutes**: Motion made by Mr. Price to approve the minutes from February 19, 2019. Second by Mr. Strayer. Vote 5/0 to approve.

**Agenda Consideration**: None

**Old Business:** In regard to Daniels Vineyard, Mr. Strayer spoke with Dan Cook and they had asked to drop rezoning. Motion to drop rezoning modification was made by Mr. Strayer. Second by Mr. Price. Vote to approve 5/0

Gateway Crossing representatives were at meeting to make presentation on Senior Apartments -proposed PUD Amendment Ordinance. Mr. Rob Sweet and Mr. Rob Jack from Clover Development were requesting amendment to allow senior development (Senior Apartments-55 and up) Also requesting Approval for the PUD. Mr. Strayer comments were that the visuals were difficult to understand by direction. Wondered if there were three-dimension options. He also noted that he did not approve of the articulation in the long walls, wanted more masonry, at least the full first floor and more details, including bump outs. Mr. Wood agreed that it needs to be more architecturally appealing. Asked if the entrance face the single-family homes adjacent. Mr. Strayer added that it would be the biggest building in the town and it is not setting any standards. He wants a positive standard set. Mr. Price thought the building was too basic. Mr. Sweet and Mr. Jack told the commission that not much more could be done because they wanted to keep the rents capped at market rate. Mr. Stettler made the comment that it was a nice mix for the community but needed to be attractive for all. Mr. Strayer mentioned again that it needs more masonry and added the entry could be more interesting and roof line could come out further. Mr. Sweet questioned if landscaping could help the visual.

There were no public comments.

Mr. Witsman read the staff report and all agreed that it was an unfavorable option. Mr. Price asked what the commission wanted to do. Mr. Wood gave a motion for unfavorable with a second by Ms. Schneckenberger. Vote was 4/1 with Mr. Price as the one against.

**New Business:**

McCordsville Marketplace presentation of development plan by Dan Kiester on behalf of Kovacs. This is a retail strip center located East of the Meijers. It is a spec building, there are no set tenants yet. The building can accommodate up to 10 tenants. There would be two strip buildings, restaurant plans included with outdoor seating available. This has been to the BZA and approved encroachments and drive thru. Mr. Kiester opened to questions from the commission and there were favorable comments about land use and layouts. Mr. Strayer thought that this was a good use of the site. Mr. Stettler wanted to know what the next action to take in the process. Mr. Witsman read the staff report which gave a favorable recommendation. Mr. Price gave a motion to recommend to Council. Second by Ms. Schneckenberger. Vote was 5/0 in favor.

**New Business from the Floor**: None

**Announcements:**

Director’s Report will be provided in May

**Adjournment**: Motion was made to adjourn by Mr. Strayer, Second by Mr. Wood. Vote 5/0

Next meeting: May 21, 2019 (if needed)