

Plan Commission

Meeting Minutes

June 18, 2019

Call to Order and Roll Call

Called to order at 6:30

MEMBERS PRESENT: Devin Stettler, John Price, Tom Strayer, Brianne Schneckenberger, Steve Duhamell (arrived at 6:40)

MEMBERS ABSENT: Jon Horton, Barry Wood

OTHERS PRESENT: Director of Planning Ryan Crum, Town Engineer Mark Witsman, Attorney Greg Morelock, Town Manager Tonya Galbraith

Approval of Minutes

Plan Commission Minutes from May 21, 2019

Corrections to minutes: The Mt. Comfort Economic Development Plan Commission Order passed 6/1, not 7/0

Motion to approve Minutes of May 21, 2019 meeting as amended made by John Price. Second by Brianne Schneckenberger. Motion passed 4/0

Work Session Minutes May 21, 2019

Corrections to Minutes: John Price is not VP, Jon Horton is

Motion to approve work session minutes as amended made by John Price. Seconded by Brianne Schneckenberger. Motion passed 4/0

Old Business

PC-19-005 Colonial Hills

Withdrawn by petitioner. They are not moving forward

Mr. Crum stated that he was told the project no longer aligns with company goals. He surmises staff we pushed them out of their comfort zone with the changes staff asked for. Also, the company is taking over Weaver's Landing and will have too many lots in this market

Motion to accept petitioners withdraw made by Brianne Schneckenberger. Seconded by John Price. Motion passed 4/0

New Business

PC-19-008 Comprehensive Plan Amendment, Proposed Update to the Thoroughfare Plan

The Amendment tonight is to update the Thoroughfare Plan to remove the realignment from the Plan. Staff showed side-by-side images of the current thoroughfare plan map and the proposed thoroughfare plan map. The proposed map has the thoroughfare removed, as well as some side roads

Directed by Town Council in May to remove the realignment from the Comprehensive Plan because we do not believe the realignment is financially feasible. It is a \$43 million project. That price is the realignment only and does not include any of the other roads that are necessary north and south. The nature of the project means that it needs to be done in one phase. Traditional Federal Aid funding, it is \$16 million in local match and \$27 million in Federal match. The Town does not have \$16 million, 2) no one has agreed to help us fund the local match, 3) incredibly small odds to award \$27 mil to one community. They generally allot \$50 million in funding per year across central Indiana. That is divided among four categories. Only two of those categories would apply. If the Town asked, it would be asking the NPO to use the money from two categories for one project in one community. This leaves us with two options: taking the realignment out of the plan or becoming competitive for Federal Grants out of DC. Town has a very low probability of being awarded a grant. This leaves the Town with changing the Plan.

The still need to address the traffic issues. Our plan is to improve and widen the current alignment of Mt. Comfort Road including keeping a bridge over the tracks. The bridge is on current alignment at a grade that is acceptable but steep and still intersect with Broadway.

Hancock County is committed to fund the Bridge, capped at 2 mil, but everything else is town responsibility

Since we had to make changes to the plan, we took the opportunity to make other changes

- 900 N – eastern most segment changed from a major collector to a minor collector
- 750 N – upgraded it from a minor collector to a major collection
- Removed a number of roads that were outside of the Town’s planning area. When we go back to re-examine the Town’s Comprehensive plan, we can go back and review those areas and add them to our planning area if it makes sense.

Motion to recess the public hearing. Seconded by Tom Strayer. Motion passed 5/0

PUBLIC HEARING

Craig Brewer = Asked if the Town has looked at improvements on 500 W and at the railroad tracks. He has observed a lot of traffic using 500 as a bypass for 600.

Mr. Crum responded that the Town hasn’t looked at it any level of detail because it’s county jurisdiction. Mr. Witsman added that when the original alignment was done, that road was looked at. The road will have to be improved in the future because the traffic is going to increase

Motion to adjourn the public hearing and reconvene made by Tom Strayer. Seconded by John Price. Motion passed 5/0

Motion to made to forward to the Town Council a favorable recommendation on the Updated Thoroughfare Plan made by John Price. Seconded by Brianne Schneckengerger. Motion passed 5/0.

From the Floor

Housing Trends Discussion

Ryan Crum presents housing trends report. See attached presentation.

Major points:

- Non-traditional families are growing
- Current housing stock does not reflect what Baby Boomers and Millennials want
Large home lots are no longer paying for themselves due to property tax caps
- The high growth jobs are not high earning jobs, so housing affordability is in question

Discussion from committee

- Committee discussed the need to be careful of marketing studies to ensure that the study accurately reflects McCordsville.
- Discussion about the need for higher density to provide larger tax base for more infrastructure vs larger lots. Communities more reliant on income tax and user fees
- Discussion about diverse housing types to keep and attract people of all walks and stages of life
- Discussion about green spaces and their designs.
- Discussion about zoning areas to maintain control and efforts at the State level to take that control from communities
- Discussion about service leakage to other communities (people leaving McCordsville to shop, eat out, etc) and what that means to attracting builders, home buyers, and retaining current residents.
- Discussion about communicating with the public to ensure public input

Dr. Bryan Burney

Spoke to Advisory Plan Commission members about suggestions for changes in procedures. Dr. Burney is an outgoing Town Council Representative.

- 1) Try to open more lanes of communication and show transparency in meetings
- 2) Modify public hearing notification rules to make sure developers don't delay and wear down public opposition
- 3) Allow Public Comments before board discussion, not after
- 4) Provide information on changes to development plans from one meeting to the next
- 5) Need more diverse housing to provide for diversifying needs and low tax caps
- 6) For the introduction of each new development, provide spreadsheet with specific information (see attached presentation)
- 7) Use current R1 zoning as means to bargain and hold power over developers

Board Discussion:

Mr. Morelock commented that the Plan Commission operates as a body and not separate individuals, and therefore, legally, needs to base all decisions made from information received as a unit, not through private communications outside of the board. Mr. Crum asked if a Plan Commission email could be established so that the public could send an email directly to the board, so long as the individual members did not reply privately. Suggestion from floor was to add a comment submission form to website. Ms. Galbraith said that Town has something similar with the Action Line, she can look into adding to that.

Regarding developers having multiple continuance, Mr. Morelock said the Plan Commission can change rules and state that developers give five days' notice before meeting if they are going to ask for a continuance. Mr. Crum stated that would have the unintended consequence of forcing developers to bring projects to the committee that aren't ready. Mr. Morelock stated that the board can continue the matter if the members are not happy with the proposal. Mr. Crum suggested that notice be given after the meeting for the next time a continued matter will be on the agenda.

Ms. Galbraith said that staff will put together recommendations based on Dr. Burney's presentation and present them at the next meeting.

Announcements

- 1) Two annexation applications were filed and accepted. Public Meetings will be held on July 16, 17, and 18.
- 2) Next meeting will be on July 16, 2019 (if needed)

Adjournment

There being no further business, meeting was adjourned.