

Plan Commission

Meeting Minutes

October 15, 2019

Call to Order and Roll Call

Members Present: Devin Stettler, Jon Horton, Brianne Schneckenger, Tom Strayer, Barry Wood

Members Absent: Steve Duhamell, John Price

Staff Present: Tonya Galbraith, Ryan Crum, Jennifer Pack

Others Present: Gregg Morelock, Dustin Myers (CrossRoad Engineers), Mitchell King, Larry Rhoads, Frank and Earlene Cain, Robert Jack, Paul Munoz (Arbor Homes), Mike Campbell, Joseph Mitchell (Outlook Christian Church)

Agenda Considerations

Staff requests that the Old Business portion be moved to the end of the meeting to accommodate those attending specifically for discussion the development plans.

Request was granted.

Approval of Minutes

Minutes of the August 20, 2019 meeting were approved 4/0/1. Ms. Schneckenger abstained.

Old Business

Mr. Crum presented. The information on the spreadsheet is a continuation of the housing data the Planning & Building Department began compiling at the direction of the Commission. The spreadsheet is a compilation of the zoning requirements in effect in each development, as much as it was available. The newer the development, the more detailed the PUD is, so for some of the older neighborhoods, the information is not available.

What this information shows is that the Town is approving developments of the same single family homes we've always approved, but the market is beginning to demand different types of housing and developments than what we are approving. McCordsville won't skew as much toward the national average, but we do need to approve a more diverse style of housing than what we have been approving and a mix of commercial and multi-use developments. The Town does not need to lower architectural standards but proposed looking at unique developments.

Mr. Crum proposed either presenting examples at the next meeting or emailing a presentation to the Commission members. Mr. Horton indicated an email was preferable and the other members agreed.

New Business

PC-19-012, Outlook Christian Church Phase III Development Plan

Dustin Myers speaking for CrossRoad Engineers on behalf of OCC for Phase III and Revised Master plan. OCC is asking for approval of the entire revised Master Plan so they do not need to come back to the Plan Commission as they begin work on each section. The Master Plan includes everything they want to do. As a result of the Plan Commission approving the entire plan, OCC can ask for and receive administrative review as they move on to each Phase. They are currently planning on beginning Phase III to start in Spring 2020. This phase will include access drive for vehicles and pedestrian crossing Stansbury ditch and retention pond expansion to accommodate for additional run-off

Mr. Stettler opened the floor for public comment – None.

Motion to approve the Master Plan made by Mr. Woods. Ms Schneckenberger 2nd. Motion approved 4/0/1 with Mr Strayer abstaining as he is a Church Member

PC-19-013, Gateway Crossing Senior Apts Development Plan

Rob Jack with Clover Development presenting. Clover Development is seeking approval for the senior apartment development plans. The plans have not changed much since they were last presented to the Commission. Some changes have been made based on the recommendations of the TAC committee, and they will be coming back for a plat approval and maintenance agreement for the pond. The pond is not on the property that the Development owns, but it will be the receptacle for the runoff. The Maintenance Agreement will provide the owner of the pond is responsible for maintenance. The owner of the pond is the seller of the land, so Clover is not expecting any problems securing the agreement.

Staff Report: Mr. Crum states that staff has done the standard review and the project is within compliance with the PUD. They've not heard back from the Fire Marshall and don't have the maintenance agreement, but don't want to hold up the petitioner, so approval is contingent on these two factors.

Questions about the pond: The pond has not been well maintained in the past. The agreement is a formality so the Town knows who to contact if there are issues. Mr. Jack said that they are enlarging it and cleaning it up before they give maintenance back over to the landowner.

Mr. Strayer asked about the large mound of dirt on an adjacent property. Mr. Jack confirmed that it is not on the property that they are purchasing, so they will not be doing anything with and any excess dirt they produce they will be disposing of elsewhere.

Mr. Stettler opened the floor to public comments – None

Mr. Horton moved approve the development plan with the contingencies mention. Mr. Strayer 2nd. The Motion passed 5/0.

PC-19-014, Sagebrook Zoning Recommendation

Mr. Crum gave the background for the Sagebrook Annexation. The Plan Commission needs to recommend the appropriate zoning for the subdivision. As it was being developed, Arbor Homes worked in many of McCordsville requirements, anticipating future annexation. The subdivision is approximately half built now. Staff recommends adopting the existing zoning that is in place.

Mr. Stettler opened the floor for public comment – None.

Ms. Schneckenberger made a Motion for favorable recommendation to adopt the current PUD. Mr. Woods 2nd. Motion carried 5/0/0.

PC-19-015, Meadows at Sagebrook Planned-Unit Development (PUD)

Paul Munoz spoke on behalf of Arbor Homes, the developer for the proposed subdivision Meadows at Sagebrook, located at the corner of N 700 W and W 600 N. Mr. Munoz described some of the features that created limits for the design of the subdivision and aesthetic vision the developers have to create a community space within the subdivision. He also discussed some of the issues that with the land that are in variance with the Town's normal PUD standards, such as not being able to provide side-load garages due to lot sizes. Mr. Munoz said in deference to the Town's leniency on the lack of side-load garages, they will work within the Town's anti-monotony standards instead of arguing to keep their own.

The land is currently within County jurisdiction and zoned 2.5. It has an IPL powerline easement that runs on a north-east diagonal through the property that has caused them to be more creative in laying out plots. The western border is treed and they plan to keep as much of those trees as possible. The property that borders on the south is agricultural use. Arbor Homes is asking McCordsville to annex the property at the same time as the existing Sagebrook subdivision and zone Meadows at Sagebrook as a PUD. The developer plans to build 137 single family homes with 10 different floor plans and 55 elevations. The homes are the same that were approved by the county for the existing Sagebrook development on the north side of W 600 N. The plans include 23 acres (46%) of open space with passive and active recreation including a .75-acre park with playground and picnic area. They also plan to have trail heads, tree-lined walking paths, and a stocked pond with fishing structures. The current Sagebrook HOA will also serve Meadows at Sagebrook.

Staff Report:

Mr. Crum stated that these lots are comparable to Weaver's Landing and Austin Trace. That while the lot sizes are a little smaller, the small lots are more toward the center of the development while the larger lot sizes are on the outer perimeter of the development. Staff believes this is a good development and will give us the contiguous land for future land annexations to the south. It will aid in diversifying the tax base.

Comments from the Board:

Mr. Horton opened discussion about the power lines. Questions asked were how close the houses are to the powerlines and what the acceptable safe distances are, does the Town have specific requirements on safe distances, what EPA requirements were and about any changes over the years. A question was also asked about if landscaping buffering would be provided along the powerline easement.

Ms. Schneckenberger asked how access would be provided for fishing.

Redirect:

Mr. Munoz addressed the power line issues stating that they use the easement requirements provided by the power companies, the easements are the same as what was approved for the Sagebrook development, and that Arbor has built homes around powerlines like these for 25 years and there's never been a problem. Jon – back of the houses along 600 how close to powerline – Paul 100 ft or better from power lines Jon – what's the safe distance – Paul – anything outside of the easement is safe Jon – does the town have requirements – Ryan No

Mr. Munoz described paths that would be accessible to the pond for fishing.

Public Comments

Frank & Earlene Cain – 7253 W 600 N – Oppose the land development. Already get storm water runoff from the developments from Stansbury and having issues with the drainage system put in place by Marion County. Also asked about Arbor installing a fence in between the properties.

Larry Rhodes –5538 N 700 W – House is 10-15 feet from the present tree line. When the trees lose their leaves in the winter, he'll be able to see right into people's homes, and vice versa. Also talked about how the tree line holds water and the flooding issues. He also asked about utility services to the area.

Kevin Smith – 5693 W 700 N – Asked if the commitments for the proposed neighborhood are available. are there a list of commitments Ryan – on the website, 2nd attachment on the agenda

Redirect

Mr. Crum had spoken with Mark Witsman before the meeting and reported that no drainage calculations have been done at this time, but a detailed drainage review will be done if the development is approved. Mr. Crum added that staff can reach out to Marion County to discuss concerns.

Mr. Munoz stated he is happy to discuss buffering between the development and their homes, including adding more deciduous trees.

Mr. Horton Moved to continue discussion to November meeting after Arbor Homes has had a an opportunity to research current setback standards for high power lines. Ms. Schneckenberger seconded.

A Roll Call vote was held 5/0/0 to continue to November meeting.

New Business from the floor

None

Announcements

The Director's Report is attached.

The noise ordinance is still an ongoing discussion in the Town Council meetings

Next Meeting: November 19th

Adjournment