

**Plan Commission**  
**March 31, 2020**  
**Held Virtually Through Zoom Meeting App due to Covid-19 Precautions**

**Call to Order**

Members Present: Devin Stettler, Barry Wood, Tom Strayer, Brianne Schneckengerger, Steve Duhamel, Jon Horton, Scott Shipley

Members Absent:

Others Present: Ryan Crum, Tonya Galbraith, Jennifer Pack, Mark Witsman, Gregg Morelock, Paul Munoz, Sean Downey, Scott Shipley, Joshua Cribelar, Christian, Chaitanya, Kyle Eichhorn, Bill Bryant

**Agenda Considerations**

Swearing in of Scott Shipley as member of the Plan Commission.

**Approval of Minutes**

Ms. Schneckengerger moved to approve the minutes of the February 18, 2020 meeting. Mr. Duhamel seconded. Motion Passed 6/0/1

**Old Business**

None

**New Business**

*Meadows at Sagebrook Primary Plat*

Paul Munoz from Arbor Homes – Gave a brief overview of Arbor Homes in McCordsville, which will have 138 lots with a traditional single-family homes. Amenities will include trails, playground with gazebo, and a 3-acre stocked pond. The subdivision will have a boulevard entrance that lines up with the Stansbury development. Arbor will install a 6 ft tall/135 lin ft privacy fence to the south to screen homes. Mr. Munoz believe the plat as presented is following all McCordsville Standards.

Staff Report:

The Commission is asked to review and approve the plat. This will not go before Town Counsel. Staff recommends approval of the primary plat.

Member Discussion

Mr. Stettler asked if the concerns raised by nearby residents. Mr. Munoz described the actions that will be taken to address the concerns.

## Public Comment

One comment received via email during business hours.

## Motion

Mr. Horton made a motion to approve the Meadows at Sagebrook primary plat. Ms. Schneckenberg seconded. The motion passed unanimously.

## *McCord Pointe Amenity Center Development Plan*

Kyle Eichhorn with HWC – Mr. Eichhorn described the amenity area as a pool area, playground, and parking lot. The entrance to the parking lot will be on Trafford Ct. The parking lot will have two handicap spots. There will be two pools, an adult pool and a child pool. These will be separated by a fence. The 40 x 60 playground will be accessible by sidewalk. Mr. Eichhorn stated they have worked with staff on landscaping and layout of site. After a question from Mr. Strayer, Mr. Eichhorn pointed out where the amenity area will be located.

## Staff Report

Mr. Crum stated that the development plan does comply with all requirements including landscaping, lighting (wall mounted units on building), and sidewalks. The fence will be reviewed for state requirements before it is installed.

Staff recommends approval

## Motion

Brianne made a motion to approve the McCord Pointe Amenity Area Development Plan. Mr. Wood seconded. The motion passed unanimously. Mr. Duhamel lost connection, so he did not vote.

## **Announcements**

Mr. Crum announced that there was a joint filing between Leo's Market and Leo Brown Group. There is still some work that needs done, so they voluntarily asked to postpone a hearing to a later date. It will involve rezoning 30 acres.

Director's Report posted on agenda. The report has a link to the 2019 Annual Report.

## **Adjournment**

Mr. Wood made a motion to adjourn the meeting. Ms. Schneckenberg seconded the motion. The motion to adjourn passed unanimously.