

**Plan Commission
Meeting Minutes
August 18, 2020
Held Virtually through the
Zoom Meeting App Due to Covid-19 Pandemic**

Call to Order and Roll Call

MEMBERS PRESENT: Barry Wood, Brianne Schneckenger, Chad Gooding, Devin Stettler, Steve Duhamel, Tom Strayer

MEMBERS ABSENT: Scott Shipley

OTHERS PRESENT: Director of Planning Ryan Crum; Attorney Greg Morelock, Town Manager Tonya Galbraith, and Planning & Building Administrative Assistant Jennifer Pack. Mitchell Kirk

Approval of Minutes

Ms. Schneckenger made a motion to approve the minutes from the August 18, 2020 meeting. Mr. Gooding seconded the motion. The motion passed 5/0/1. Mr. Stettler abstained.

Old Business

PC-20-011, The Town of McCordsville Proposed Updates to the Town's Zoning Ordinance

Mr. Crum presented some changes to the Zoning Ordinance in order to receive feedback. He is still working on the changes and will be formally presenting the proposed changes at a later meeting.

1) Town Center Overlay – This is a short-term addition to the Zoning Code until we have the proper discussions. It would serve as an overlay to the existing zoning in order to protect the proposed Towns Center area from being developed contrary to the proposed Town Center plans.

No board questions or comments.

2) Street Lighting – The proposal is to clean up the existing language that addresses the streetlights along Broadway and Mt. Comfort Rd.

No board questions or comments.

3) Outdoor dining – This addition would create clear standards for outdoor seating areas. The purpose is to encourage the seating areas while maintaining sidewalk areas and landscaping requirements.

No board questions or comments.

4) Farm Animals – The revision would clarify a few points and create explicit standards for keeping farm animals within Town Corporate limits

Mr. Morelock recommended checking against the current animal control ordinance.

5) Signage –

A) Temporary Signage – Mr. Crum noted that in 2015 the entire sign ordinance was rewritten based on a Supreme Court Case. We can now only regulate based on the manner of the sign. The proposed modification would simplify temporary sign standards.

B) Permanent Signage – This modification adds pedestrian blade signs to the ordinance. These signs are used in multi-tenant areas and are generally not seen from the street; they are oriented to pedestrians along frontage sidewalk

The Board discussed the location of the blade signs on the building and buildings with multiple tenants.

6) Property Identification – The intent is to codify standards for address numerals that go on buildings to be easily visible to first responders. Mr. Crum will also discuss this with the new fire territory chief.

No board questions or comments.

7) Public Art – The idea is to encourage it by having guidelines in our ordinance. Public art will be approved by the Town Council.

No board questions or comments.

9) Median landscape island – This will be in addition to other parking lot landscaping requirements and is only applicable for large parking lots with six or more single rows of parking (i.e. Meijer). The intent is to make parking lots more hospitable and attractive.

The Board discussed the pattern of landscaping islands and how they would be utilized.

10) Planting Guide – This proposed guideline is still under development and Staff will discuss it with a landscape architect. The intent is to create standards for which trees should be planted, but also how they are planted and where. These standards will help prevent tree roots breaking up sidewalks or tree branches interfering with utility infrastructure.

No board questions or comments.

11) Front yard fencing – Mr. Crum proposed allowing front yard fencing. Ms. Galbreath stated that it would conflict with HOA guidelines. Mr. Crum agreed and said that the residents would still be bound to HOA guidelines.

No board questions or comments.

12) On Street Parking – Mr. Crum reported that he is having discussions with the police and fire departments about allowing on street parking. The goal is to allow on street parking and still have room for emergency vehicles to safely navigate the streets. Also looking at how to make the standards enforceable for the police. Mr. Crum stated that higher density areas may require bump outs, but that creates costs for developers.

No board questions or comments.

13) ARC Color Renderings – Mr. Crum reported that at a previous Architectural Review Committee meeting the members expressed a desire to see the drawings in color. Mr. Crum reached out to other municipalities to see what they require, and no other municipality requires color renderings.

Mr. Strayer said that while he thought the color renderings would be useful, the Town shouldn't make it more difficult to work with McCordsville. He suggested strongly recommending color renderings, but not requiring them. Mr. Wood agreed.

New Business

Town Center Drainage Study Update

Mr. Crum presented the Town Center Drainage Study update. Some changes were made to bring the plans in compliance with Federal and State regulations. The largest change was adding a 3.85-acre detention basin and adjusted other basins into better locations. The new plan provides better transitions between areas and leads to less drainage cost.

Announcements

Director's report - The Planning & Building department has issued 163 single family permits for the year. Staff continue to meet with developers for new projects - 4 different in the last week. While none may come to anything, development interest still strong despite the pandemic.

The next meeting will be On October 20, 2020, if needed.

Adjournment

There being no further business, meeting was adjourned.