

**Plan Commission
Meeting Minutes
November 17, 2020
Held Virtually through the
Zoom Meeting App Due to Covid-19 Pandemic**

Call to Order and Roll Call

MEMBERS PRESENT: Scott Shipley, Brianne Schneckenberger, Devin Stettler, Steve Duhamel, Tom Strayer, Barry Wood

MEMBERS ABSENT: Chad Gooding

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

Approval of Minutes

Ms. Schneckenberger made a motion to approve the minutes from the October 2020 meeting. Mr. Duhamel seconded the motion. The motion passed 5/0. Mr. Shipley abstained.

Old Business

None

New Business

Weavers Landing Section 3 Development Plan and Secondary Plat.

Richard Henderson presented the Section 3 Development Plan and Secondary plat, saying that this is the last phase Weaver's Landing. Section 3 contains 69 lots. With this section, they will develop a stone trail that meanders through the wooded area and will cross through the previous sections. They will also finish the landscaping along CR 650 N. All of the earthwork was completed with Section 2. They plan to start utility work over the winter in order to be ready to start building in early summer. Mr. Henderson believes they have addressed all comments from the TAC committee and are currently addressing the drainage comments from Christopher Burke.

Mr. Stettler asked if there were any drainage concerns. Mr. Crum and Mr. Witsman said that while there are still some unresolved drainage comments, they are common at this stage and will not have an impact on the overall development.

Staff report

Mr. Crum reported that he conducted his standard review, and everything is in compliance. The lot count and common area requirement has been met. The stone path will be completed during this section without an excessive clearing through the woods.

Staff is in support of the Development Plan and Secondary Plat for Section 3.

Mr. Strayer initiated a discussion concerning the stone path through the woods. His concern is that a stone path will disappear over time without maintenance. Mr. Henderson noted that it will be the HOA's responsibility to maintain. Mr. Crum stated that the Planning Commission approved the path when it approved the zoning, and that if it were attached to another subdivision, then a different conversation could be had. However, the path is on private property and it was approved, so the Plan Commission doesn't have any say over it now. Mr. Crum did acknowledge that Mr. Strayer's concerns are valid.

Public Comments

None

Mr. Duhamel made a motion to approve the Development Plan and Secondary Plat as presented. Ms. Schneckenberger seconded the motion. The motion passed 6/0.

2021 Meeting Schedule

Mr. Crum presented the 2021 Meeting Schedule.

Mr. Wood made a motion to approve the 2021 Meeting Schedule as presented. Mr. Strayer seconded the motion. The motion passed 6/0.

Announcements

Mr. Crum is continuing to meet with developers and believes McCordsville will maintain the current level of growth. He will make an Annual Director's Report in January.

The next meeting will be on December 15, 2020, if needed.

Adjournment

There being no further business, meeting was adjourned.