

**Plan Commission
Meeting Minutes
January 19, 2021
Held Virtually through the Zoom Meeting App
Town Offices Closed due to Weather Conditions**

Call to Order and Roll Call

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

MEMBERS ABSENT:

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

Agenda Consideration

None

Approval of Minutes

Mr. Duhamel made a motion to approve the minutes from the January 2021 meeting. Ms. Schneckenberger seconded the motion. The motion passed 6/0. Mr. Shipley abstained.

Old Business

Lennar Homes' request to approve a Development Plan and Secondary Plat for Section 7 of McCord Pointe

Kyle Eichhorn presented on behalf of HWC Engineering. This is the final section of development. It will include 82 lots. He believes all the issues raised by Mr. Crum and Mr. Witsman have been addressed.

Mr. Crum and Mr. Witsman confirmed that all their comments have been addressed and Staff is in full support of the development plan and secondary plat.

Mr. Wood asked when the road will be finished so traffic can get to McCord Road from 500. Keith Lash, Lennar Homes, believes this will start in May and take three to four months. He says they will coordinate with the Town.

Mr. Wood made a motion to approve the development plan and secondary plat as presented. Mr. Gooding seconded the motion. The motion passed 7/0.

PC-20-019, BridgeNorth Homes' request for an amendment to the Villages at Brookside PUD for approximately 22 acres at the southwest corner of CR 600W & CR 900N

John Moore, Touhy, Bailey & Moore LLP, presented on behalf of Pride Investment Partners and BridgeNorth Homes. The petitioners are proposing an amendment to the Villages at Brookside PUD for approximately 22 acres just east of the Traditions at Brookside Assisted Living facility on CR W 900 N. The current PUD has this area designated for big box commercial. The petitioners are requesting that it be changed to multi-family residential use with approximately two acres used for a potential future Vernon Township Fire Station. The proposed development will have twenty-four 4-unit buildings and one duplex for 98 units. The units will range in size from approximately 1,400 sf to 2,600 sf and be either two- or three-bedroom units with attached two- or three-car garages. Mr. Moore highlighted a few community amenities and architectural standards from the proposed PUD. The homes will be built by BridgeNorth Homes with price points between the high \$200,000's and the low \$400,000's.

Mr. Moore asserted this is a good transition from the Leo's Market to the Traditions at Brookside Assisted Living Facility.

Public Comments:

Craig Thomas, Villages at Brookside resident, stated that he can attest to the high quality of the build. He asked if the tree line along the walking trail next to Traditions and also out to Olio (CR N 600 W) will be preserved or if new trees will be put in to maintain privacy between the existing homes and the new development.

Cody McWhorter, Villages at Brookside resident, asked if the mounding presented in the Leo's Market presentation will be maintained or if it will be removed.

Dawn Hines asked what the EPA study results were. She stated that there is a wetlands area and asked if it is protected.

Ryan Hill asked if the petitioner is connecting to the stub street in Villages at Brookside.

Public Hearing Closed.

Mr. Crum stated that the walking trails out to CR N 600 W and up to Traditions will remain. The plan for the stub road is to create an access point for emergency vehicles only. Mr. Crum stated that buffering is not part of this proposal, it is the commercial area that will feature a 5-6 mound and will continue across south end of this proposal and of the commercial area. He stated that an EPA study has not been done, but if anything is discovered it would address per IDEM standards

Mr. Moore stated that the developers do not believe there are wetlands on the site.

Mr. Stettler asked what the distance was from the proposed building to either the pond or the first row of homes in Villages at Brookside. Mr. Crum stated that there is a 30' setback from the new buildings to the property line, which includes the buffering. Then, from the new development property line to the back of the existing homes is about another 120'. There is about 140' to 150' between the structures.

Ms. Schneckenberger stated that it looked like the developers would be creating a new berm instead of using the existing berm. Keith White responded that they will rework the mound around the

commercial site so that it can be mown and meet town requirements. That will be west of the commercial and up by the fire station.

Mr. White asked Mr. Crum for clarification on requirements for the south side of the development as he is worried about the width of any mounds on the southside of the residential. Mr. Crum stated that, as currently written, there is mounding in the proposal. He said that could change, but it would be a discussion point. Messrs. Crum, White, and Witsman discussed height, slope, and storm sewer requirements affecting the mounding. They concluded that the mound would remain as proposed.

Staff report:

Mr. Crum reminded the Board that the proposed fire station is part of this zoning request. It would be a 2-acre site with its own road access point and places fire station on northside of tracks and near the location with the most runs.

Staff believes this is an ideal use for this location, believing that big box is too much for this location even though zoning allows it. Staff believes this transitional residential use is ideal and the development fills a need in the town.

Mr. Wood made a motion to make a favorable recommendation. Ms. Schneckenberger seconded the motion. The motion passed 7/0.

PC-20-021, Premier Land Company's request for a rezone of approximately 80 acres on 900N from R-1 to Vintner's Park PUD

Mr. Crum introduced the agenda item, stating that this petition was initially heard at the January meeting and received a 6/0 favorable recommendation. It is being heard again for two reasons: first, because the petitioner is requesting a change to the lot width in one of the sections and second, because Staff made an error in the Plan Commission Certification letter to the Petitioner and Town Council. A Commission member who was absent at the last meeting is present at this meeting, so the petitioner will give the full presentation again.

Brian House and Richard Henderson presented on behalf of the petitioner. Mr. Henderson noted that the proposed change is to make the 130' lots 120' in order to meet drainage ordinance requirements on the south side of the creek.

Public Comments:

Matt Olsen – Attorney for GWE HOA, the concerns brought up at the last meeting remain, but want to address to other points. The first is to change the second “Whereas” paragraph to reflect where they are procedurally, specifically mentioning the conditions to the approval made in the January meeting. He also asked the Board to require the PUD to reflect a tighter tree conservation easement to buffer the two developments.

Mr. Morelock asked Mr. Olsen to email the proposed language to him. Mr. Olsen agreed to email it to Mr. Crum immediately.

Mr. Hill, a resident of GWE, asked that the PUD state when the two developments will be connected. He also asked to get a better commitment on the number and size of lots that will be included in each phase. Mr. Hill reminded the Board that the biggest concern the residents of GWE has is the connection between the two neighborhoods. He pointed out that Villages at Brookside and the BridgeNorth development are not going to connect with a public road and asked why that is not a solution for the GWE/Vintner's Park connection.

Bob Holzbach, a resident of GWE, stated that he believes that traffic study is inaccurate and gives too low of an estimate for the increase in traffic through GWE. He asked what recourse GWE residents have if construction traffic ignores goes through GWE instead of using the construction entrances. He stated that the PUD is confusing about when Vintner's Park buyers will be told about Daniel's Vineyard and their operations.

Lindsey Hill, GWE resident, reiterated that the connection between GWE and Vintner's Park is not ideal. She also stated that the PUD does not reflect the condition to add stop signs and asked when that would be added.

Mr. Crum notified the members that he had received a letter of remonstrance from Daniel's Vineyard and read it into the record. Daniel's Vineyard does not believe that the plan adequately provides sound-proofing along the western property boundary and asked that the developers to add more sound mitigation measures.

Public Hearing closed

Mr. Crum noted that the PUD states the maximum number of lots in each area and the concept plan shows where those lots are located. The PUD prevents smaller sized lots from being built adjacent to GWE. Any change to the PUD would need to be approved by the Plan Commission and the Town Council.

Mr. Crum noted that language regarding noise and when it is adopted is not something the Plan Commission has authority over – noise levels are a municipal ordinance and a Town Council concern.

Mr. Witsman and Mr. Crum discussed the stop sign issue, noting that stop signs are installed by Public Works, not the developer, so it is not a topic that is addressed in the PUD. Mr. Witsman stated that he has developed an initial plan with Public Works, but it still needs to be heard by the Public Works Committee and the Public Safety Committee.

Mr. Witsman stated that the traffic study was prepared by A&F Engineering, a firm that has worked for and with Town Staff in the past. Staff has a high opinion of A&F and is confident that the traffic study is in the best interest of the town, not just the developer. He stated that he will pass specific concerns to A&F.

Mr. Witsman talked about the town ordinance that requires connectivity and access points in subdivisions. He noted that the additional access points have been a part of the long-term plans for GWE to allow for safety and traffic circulation.

Mr. Witsman noted that the Town is requiring the developer to start on the south side of the development and construction traffic will route from CR 900 N exclusively. At some point, far down the

road, the connection will be made with GWE. At that point, Staff will work the developers to communicate to all the contractors and trades that construction traffic must use construction drives.

Mr. Henderson noted that they did amend the PUD language to bring site development traffic off of CR 900 N for Phase 1 and that when Phase 2 begins, construction traffic will continue to route through Vintner's Park. He also noted the change they made regarding the Tree Conservation Easement.

Mr. Wood asked about the number of entrances in Villages at Brookside – the neighborhood connecting to the BridgeNorth development. Mr. Witsman recited the list of entrances and connections Villages at Brookside has to country roads and existing and proposed neighborhoods.

Mr. Strayer asked if Vintner's Park can gain access to Carroll Rd. Mr. Crum replied that there had been discussions in the past and that the developers could not get the easements get to Carroll Rd.

A discussion among Board members, petitioner, Mr. Morelock, Mr. Olsen, and Town Staff regarding the Tree Conservation Easement commenced. After much discussion, participants agreed that Mr. Olsen, Mr. Morelock, petitioners, and Town Staff would work together in the following week to develop the language to present to the Town Council.

Mr. Wood made a motion for a favorable recommendation to the Town Council. Mr. Strayer seconded. The motion passed unanimously.

New Business

Southwark Metal Manufacturing Company's request for approval of a Development Plan & Secondary Plat

Bill Butz, Kimley-Horn, presented on behalf of the petitioner. He briefly described the location of the structure both in relation to the town and on the plat.

Mr. Crum presented the Staff report, noting that the site is heavily landscaped and has a lighting package that is sensitive to the property owners on the north and south sides. He noted that the new road, Aurora Way, is a benefit to this project and future projects in that it will mitigate traffic on CR 600 N. and will be a draw for future developers.

Mr. Crum presented a remonstrance letter from homeowners neighboring on the south. They are concerned about the lack of a buffer between Aurora Way and their property and asked for compensation for trees along the property line. Mr. Crum noted he does not believe this is an issue Southwark needs to address – it is a Town Council issue because road construction is under the purview of the Town Council. Mr. Morelock agreed, stating that it has nothing to do with zoning code or development standards.

Staff recommended approval of the Southwark Development Plan and Secondary Plat.

Mr. Gooding made a motion to approve the Development Plan and Secondary Plat. Mr. Wood seconded the motion. The motion passed unanimously.

Announcements

Director's report: Mr. Crum reported that in 2020, the Planning & Building Department issued 240 new single-family building permits and four new commercial building permits. He stated that McCordsville as a seen population growth of about 8.5% and that if the Town continues at that rate, it will be at 19,000 by 2030.

He reported that he is working on three new proposed developments that should come before the Commission and that he will be bringing a proposed amendment to the Town's Thoroughfare Plan in the following months.

He also noted that the Parks Board has asked for property along CR 900 N and they are working toward compliance with the park impact fees.

The next meeting will be on March 16, 2020, if needed.

Adjournment

There being no further business, meeting was adjourned.