

**Plan Commission
Meeting Minutes
August 17, 2021**

Call to Order and Roll Call

MEMBERS PRESENT: Brianne Schneckenberger, Scott Shipley, Steve Duhamel, Devin Stettler, 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, Planning & Building Administrative Assistant Jennifer Pack

Agenda Consideration

Mr. Crum noted that he would present a name to the Board for appointment to the Architectural Review Committee after the agenda items had been heard.

Mr. Crum asked that the New Business items be heard before the Old Business item. The Board agreed.

Approval of Minutes

Ms. Schneckenberger made a motion to approve the July 20, 2021 minutes as presented. Mr. Shipley seconded the motion. The motion passed 7/0.

New Business

PC-21-009, Al Neyer, LLC's request to Primary Plat +/- 65 acres for the Vail Subdivision, located along the southside of CR 600N, approximately 1/4 mile east of CR 600W

Mr. Crum introduced the request, explaining that the request is for a primary plat that will include a partial lot into a full lot. The owner of the neighboring parcel, 5601 W 600 N, is selling the back three acres of his lot. Those 3 acres will be combined with the Vail lot. The remaining parcel will remain a single-family lot zoned Industrial-1. Mr. Crum stated that the request does meet all the town's bulk standard

Bill Butz with Kimley-Horn was present on behalf of the petitioner. He stated that the development plan for the property is not ready yet but should be on the September agenda. He stated that this request is to combine the three acres with the larger parcel.

Public Comments

Gary Lain, a neighboring resident, asked about plans for construction traffic on Aurora Way and if traffic blisters are included in the development plans.

Mr. Witsman addressed the Aurora Way question, stating that initially, construction traffic will be on CR W 600 N, but that it will be shifted to Aurora Way as soon as possible. The sequencing plan hasn't been

completed, so timing is not known. The Town is trying to minimize construction traffic on CR W 600 N. Mr. Wood and Mr. Strayer questioned if CR W 600 N could handle the construction traffic, comparing it to CR W 500 N. Mr. Witsman explained that CR W 600 N has a deeper base than CR 500 and there shouldn't be as much construction traffic. Mr. Butz reiterated that the goal is to open Aurora Way as quickly as possible to take construction traffic off of CR W 600 N.

Mr. Witsman stated that passing blister is not required.

Mr. Crum noted that the annexation for this parcel has not yet been recorded because of a statutory 30-day waiting period.

Mr. Gooding made the motion to approve the primary plat contingent upon the annexation becoming effective. Mr. Duhamel seconded the motion. The motion passed 7/0.

PC-21-010, Pulte Group's request to rezone +/- 175 acres from R-1 & R-2 to the Jacobi Legacy Farms PUD, located at the northwest corner of CR 750N and CR 500W

Mr. Crum explained that Pulte Group is requesting a continuance to work on some issues that they have been discussing with Staff. He noted that this is the first request for a continuance and stated that Staff recommends the motion be granted.

Mr. Duhamel made a motion to continue the agenda item to the September 21, 2021 meeting. Ms. Schneckenberger seconded the motion. The motion passed 7/0.

Old Business

PC-21-008, Platinum Properties' request to rezone +/- 100 acres, between CR 750N and CR 700N, approximately 1/4 mile east of CR 600W from R-1 to Colonnade PUD

Mr. Crum stated that this is continued from last month. He gave a brief overview showing location, stating that the current site is zone R-1, to the west is the school in an R1 zone and two neighborhood commercial zoned properties. To the north is the regional commercial. Mr. Crum reviewed changes made to the PUD based on the previous month's meeting, noting that a playground and an internal trail system had been added.

Mr. Crum informed the Board that a traffic study in progress that encompasses the larger area around the subdivision. He reminded the Members that the Plan Commission's function is to make recommendations based on land use and not traffic. He stated that the Town Council will address potential traffic concerns.

Mr. Todd Pyatt, Pyatt Builders/Finecraft, appeared in person and Ms. Ann Kloc, Beazer Homes, appeared via Zoom for the petitioners. Mr. Pyatt summarized some of the changes in the PUD, noting that

- The townhomes were heavily modified based on the members comments at the previous meeting.
- The number of lots in the development is now 276 with an overall 2.8 units per acre density
- Lots in Area E were increased to 100' wide

Mr. Wood, Ms. Schneckenberger, Mr. Pyatt, and Ms. Kloc discussed the playground amenities and the internal trail system. The playground will encompass playground equipment similar to that at McCord Point and areas for both toddlers and older children. There is not a basketball court planned. Mr. Crum verified that the internal trail system would be maintained by the HOA while the trail around the outside of the subdivision would be dedicated to and maintained by the Town as part of the Pedestrian Plan.

Members discussed the amount of brick in the various areas. Mr. Strayer noted that some of the elevations in Area E wouldn't look as good with the amount brick required. Mr. Crum stated that the PUD can be amended to allow the ARC to exercise discretion in allowing less brick. Mr. Morelock reminded the members that decision would have to be voted on.

Members discussed the roof shingles colors in Areas C and D, objecting to there only being one shingle color. Mr. Shipley asked for at least three shingle colors. Ms. Kloc voiced an objection with having more than one shingle color, noting that pricing is better if there is only one color, but saying that she could consider two shingle colors.

Mr. Wood introduced the discussion of the number of windows on the rear of the homes in Area B. After discussion, the members asked that there be a minimum of three windows on the rear elevations in Area B and took out the minimum size requirement.

The members discussed architectural details on rear elevations for high visibility lots. All of the Area D homes backing up to the elementary school were deemed high visibility lots

Mr. Shipley asked if the traffic study would be complete before the Town Council meeting. Mr. Crum confirmed this and stated that the Town Council would not take action on this development until the traffic study is reviewed. Mr. Morelock added that the traffic study is including multiple developments and will look at a number of area intersections.

Public Comments

Bryan Burney stated that the revised plans for Area E looks good now, however, he does not believe the Finecraft product rises to the level of Champion Lake. He is worried about those homes devaluing Champion Lake homes and asked that for the first year of development lots in Area E be open to custom builders. He also stated that he disagrees with Mr. Witsman's sewer assessment presented at the last meeting and urged the Town to not get ahead of infrastructure.

Dennis Wilson asked what the setback off of CR W 750 N is, because it looks like the townhomes are too close and that it is not safe. He asked about architectural details for homes in Area D and asked if drainage issues from the lack of greenspace in Areas A and B had been considered.

Kevin Smith stated that he believes that 20% of the homes having the same elevations is too many. Mr. Crum noted that the petitioners have reduced it to 10% of homes with the same elevations. Mr. Smith stated that the planned playground area is inadequate for the number of homes. He also asked if the roof pitch for the homes along CR W 700 N have a larger pitch. He also expressed the need for architectural details on the rear elevations of homes.

Jim Dammann expressed concerns about the lack of landscaping along CR W 750 N and between his land to the west and the development. He thinks that the landscaping is lacking and thought that there would be more with the proposed Town Center being across the street.

Sean Conboy stated he is opposed to the density this development represents. He believes there is not enough greenspace incorporated into the development and that the proposed playground is insufficient. He wants architectural detail to be required for rear elevations on homes in Section D. He also stated that traffic is bad on CR W 700 N during school drop off and pick up times and that this development will add to the traffic problems.

Mike Markus asked that the rear elevations of the home have more architectural features, and that the lots fronting CR W 700 N be open to custom builders for the first year. He also believes there should be more plantings along CR W 750 N and thinks the townhomes are too close to the road. He also stated that there should be more diversity, not just in homes but also in space and asked that more greenspace be incorporated.

John Clauss suggested that the developers offer 3 roof colors and asked about the price points of the homes, stating that he would like to see higher end homes in the area.

Greg Chester stated that he's seen some Pyatt homes in New Palestine and that they look nice, but have a pretty low price point compared to the value of the Champion Lake homes and asked that the proposed homes be large enough with architectural details that boosts the price and value of the home.

Debra Ruddick asked that current residents be considered in new developments and asked if the police and fire departments are ready for the amount of development. She also expressed concern about the amount of traffic that would be generated.

Catherine Parr stated that she just moved to a home on CR W 700 N just bought home on 700 encourage to think through what the community is saying, and excited to become involved, no one is against progress, but maybe this isn't the right plan for the community and

Mr. Wood stated that the issue of school traffic on CR W 700 N is important in this discussion. He stated that the Police Department has been working with the school to solve the issue and he is having a meeting with the superintendent, but ultimately, this is the school corporation's problem to solve, not the Town's.

Mr. Crum directed the Board's attention to the letters of remonstrance that are linked on the Agenda.

Mr. Crum addressed some of the question brought up:

- 1) setback and landscaping on CR W 750 N – the town is designing a more urban streetscape that does not include a large setback or mounding. The townhomes will face CR W 750 N in that urban style.

- 2) distance between homes in Areas A and B – these lots have 0 ft side yard setbacks. The way the homes are designed with offset garages in Area B will create space. In Area C there are 10' setbacks and 30' setbacks in Areas D and E.

3) rear elevation architectural details – Town Staff will work with the petitioners to develop architectural details for the rear elevations on the designated high impact lots

4) price points of homes – Town Staff is prohibited by statute to dictate price points. He explained the points that will drive up price points and stated that Staff tries to encourage higher price points through zoning standards, lot sizes and architectural standards.

Mr. Witsman addressed concerns about drainage, stating that the planned detention points will reduce impact and prevent drainage issues where it is currently uncontrolled.

Mr. Strayer asked about other developments in town that are on sewer that have 100' lots. Mr. Crum stated that Vintner's Park will have 5 lots, but that is the only one.

Ms. Kloc again briefly mentioned the planned playground and fitness that is being planned for the development.

Mr. Crum and the board members discussed which lots should be declared impact lots, deciding that all homes along the western edge of the development would be considered impact lots that require extra architectural details on the rear elevations. Staff will work with the petitioner to determine the extra details before the Town Council meeting.

The Board also discussed tree buffering between the Dammann property and the development. Ms. Kloc stated that buffering is already in place and they will be discussing further before the Town Council meeting.

Mr. Crum brought up two outstanding issues that Staff has been discussing with the petitioner.

- 1) Garage size in Area C is slightly smaller than what we normally require.
- 2) Basements are offered in Area E only

Mr. Strayer stated that the Town does not want to reduce garage standards.

Ms. Kloc stated that basements will be available in Areas C and D on any lot that can accommodate a basement. Mr. Morelock pointed out that is not included in the PUD language. Mr. Crum and Ms. Kloc agreed to add it to the PUD.

Ms. Kloc said that she would work with the designers to make the garages 22' wide.

Mr. Wood suggested that the models in each area be built with a basement. Mr. Gooding stressed that this is a good idea for Area E to bump up the comp. Mr. Pyatt and Ms. Kloc agreed.

The following conditions were voted on:

Mr. Gooding made a motion that if this rezone is approved, there be three (3) roof shingle colors offered in Areas C and D. Mr. Wood seconded the motion. The motion passed 7/0.

Mr. Wood made a motion that if this rezone is approved, there shall be a minimum of three (3) windows on the rear elevations on the homes in Area B. There shall be no minimum size of said windows. Mr. Strayer seconded the motion. The motion passed 7/0.

Mr. Wood made a motion that if this rezone is approved, basements will be offered in Areas C and D, subject to soil suitability. Mr. Strayer seconded the motion. The motion passed 7/0.

Mr. Strayer made a motion that if this rezone is approved, lots 301-317 are designated as high-impact lots requiring additional architectural details. Mr. Wood seconded the motion. The motion passed 7/0.

Mr. Wood made a motion that if this rezone is approved, petitioners will work with Staff to craft language for landscaping screening/tree conservation to create a buffer for the Dammann property along the subject property's west property line behinds lots 101-104 and 201-206. Mr. Strayer seconded the motion. The motion passed 7/0.

Mr. Strayer made a motion that if this rezone is approved, that the PUD include language to allow the Architectural Review Committee to grant brick exceptions in Area E. Mr. Gooding seconded the motion. The motion passed 7/0.

Mr. Gooding made a motion that if this rezone is approved, all models in Areas C, D, and E will be required to have a full, unfinished basement. Ms. Schneckenberger seconded the motion. The motion passed 7/0.

Mr. Gooding made a motion to send a favorable recommendation with the approved conditions to the Town Council. Mr. Strayer seconded the motion. The motion passed 5/2. Mr. Duhamel and Ms. Schneckenberger were the two dissenting votes.

New Business from the Floor

Mr. Crum announced that Mike Cousins has asked to step down from the Architecture Review Committee. Mr. Crum has found a replacement named Errick Peck, a local resident. Ms. Galbraith and Mr. Crum reviewed his qualifications.

Ms. Schneckenberger made a motion to appoint Errick Peck to the Architecture Review Committee. Mr. Duhamel seconded the motion. The motion passed 7/0.

Announcements

Mr. Crum reviewed the number of single-family permits submitted and issued year to date.

Adjournment

There being no further business, meeting was adjourned.