

McCordsville

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McCordsville Plan Commission

Meeting Minutes

January 16th, 2024

Members Present: John Price, Brianne Schneckenberger, Devin Stettler, Brian Hurley, Chad Gooding, Katie McLear

Members Absent: Scott Shipley

Other members present: Ryan Crum, Mark Witsman, Ethan Spalding, Allyson Hamlin

Election of officers

Ms. Schneckenberger nominated Mr. Stettler as president. Mr. Price seconded, the board voted 6/0.

Mr. Stettler motioned for Ms. Schneckenberger to be vice president. Mr. Gooding seconded, the board voted 6/0.

Approval of Minutes

November 21st, 2023 minutes, requested by Staff to continue until next month. **Ms.**

Schneckenberger made a motion to continue until next meeting, Mr. Hurley seconded, the board voted 6/0.

Old Business

N/A

New Business

Fischer Homes' request for approval of a Development Plan and Secondary Plat for Section 4 of Hampton Walk located at the southwest corner of CR 600W and CR 750N.

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Staff presented their zoning and PUD for this area.

Mr. McWhorter presented for Fischer Homes section 4 secondary plat, which is a mixture of townhomes and single-family homes.

Mr. Price asked the width between the town homes.

Mr. McWhorter stated that it is 20 feet, pavement edge to pavement edge.

Staff had no further comments.

Ms. Schneckenberger made a motion to approve the secondary plat of Hampton Walk, Mr. Gooding seconded, the board voted 6/0.

Platinum Properties' request for acknowledgement of revised mounding in Colonnade Sec 3A.

Tim Walter, Platinum Properties, agreed to modify the mounding to create more height and wanting to put it on public record that this is what the mound needs to stay long term that the future neighborhood HOA wouldn't change it.

Discussion about the height of the mound, originally designed for 8 feet but it is 10 feet now.

Staff stated that no particular action is needed just a motion of recognition.

Mr. Stettler entertained a motion, Ms. Schneckenberger moved, Mr. Gooding seconded, the board voted 6/0.

Platinum Properties' request for approval of an alternate streetlight at Gatherings at Aurora

Tim Walter presented on behalf of Beezer homes requesting alternate streetlight for Gatherings at Aurora.

Mr. Price asked if it meets the town's BUG rating?

Mr. Crum stated that the town standard BUG rating is 4-0-2.

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Mr. Walter stated the proposed light has a 3-2-1 BUG rating.

Mr. Crum stated that this does not meet the town standards but the Plan Commission can decide on whether they want to approve alternate lighting but does not require them to do so.

Discussion took place of what was approved for Colonnade. Stated that on the southern side of the street there would be shields applied to the southern side of the lights in Colonnade. Also discussed on why the BUG rating is now applied to the streetlight requirements, the industry has changed and the Town Council stipulated that new decision.

Ms. Schneckenberger suggested a compromise being to lower the wattage.

More discussion about what a BUG rating is.

Mr. Stettler entertained a motion.

Ms. Schneckenberger made a motion, if approved that the 321 lights be required so that are 45 wattages are installed in the 2 lights adjacent to the pond, closest to Champion Lake, Mr. Gooding seconded, the board voted 6/0.

PC-23-023, Pulte Group's request for a favorable recommendation on an Amendment to the Jacobi Legacy Farms PUD, located at the northwest corner of CR 750N and CR 500W.

Staff presented.

Petitioner David Compton presented for Pulte Homes.

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Melissa Gerard, manager of entitlements, presented petitioner for Pulte Area E. Would still be single family homes.

The board had questions on rentals, or leases, suggestions for exteriors, and amenities, buffer yard questions.

Ms. Schneckenberger motioned to suspend discussion. Mr. Hurley seconded. The board voted 6/0.

Public hearing is opened. No one was present. Mr. Price motioned to close the public hearing, Ms. Schneckenberger seconded. The board voted 6/0. Public hearing was closed. Mr. Stettler motioned to resume discussion.

Staff, stated that there is a letter from Kevin Smith remonstrating the project.

Ms. Schneckenberger made a motion to continue until next month; Mr. Hurley seconded the board voted 6/0.

PC-23-022, Green Touch's request for a favorable recommendation on a rezone from R-1/R-3 to Green Touch PUD, and approval of a Primary Plat for two (2) lots, located at the northeast corner of Depot Street and N. Railroad Street

Petitioner, Andy Wert presented the proposed site plan.

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Discussion took place about the second floor, parking requirements, questions about vehicles that would be there during business hours, questions about storage, it will strictly be an office building.

Mr. Crum shared about the plan for a future trail and that staff was in full support of these proposed plans. Mr. Witsman stated that the Railroad Street lift station is located there, and it would impact the access, and details can be worked out at TAC.

Ms. Schneckenberger motioned to suspend discussion and open public hearing, Mr. Price seconded, the board voted 6/0.

Public hearing opened.

Dan Vail requested conditions of approval would be that a variety of trees used in the tree line and if a tree dies the tree would be replaced.

Mr. Crum stated they would figure out that wording for a tree replacement, petitioner agreed to these terms.

Mr. Vail asked about occupancy limit on the apartment building.

Mr. Price motioned to close the public hearing, Ms. Schneckenberger seconded, the board voted 6/0. Ms. Schneckenberger moved to reopen the discussion, Ms. McLear seconded, the board voted 6/0.

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Staff presented the primary plat.

Ms. Schneckenberger made a motion for favorable recommendation on PUD zoning contingent on putting in language defining the tree replacement and making sure we have the 20-foot measurement added, Mr. Price seconded, the board voted 6/0.

Ms. Schneckenberger recommended approving primary plat contingent on zoning adopted by Town Council, Mr. Price seconded, the board voted 6/0.

PC-24-001, Michelle Brannon request for a favorable recommendation on a rezone from R-1/R-3 to CR, located at 5872 W 500 N.

Mr. Crum presented the zoning map for this location.

Ms. Brannon presented her plans for a commercial daycare for about 40 children.

Ms. Schneckenberger asked if anyone would be living in the home.

Ms. Brannon stated that it would be solely business, no one would be living in the home.

Discussion took place on square footage and ADA compliance, not needed for that property unless it has 15 employees.

Ms. McLear asked about the plan for traffic and parking?

Ms. Brannon showed how the parking would be at an angle in the driveway.

Mr. Crum asked if it would be asphalt or gravel, the ordinance requires a hard surface, and setbacks that are required or require an amendment by the Plan Commission.

Mr. Price asked about parking spaces required, there would be 8 staff members there full time.

Ms. Brannon mentioned that the back part of the yard behind the house would be created for parking for staff.

Mr. Crum stated that parking requires 1 spot for every 6 children and 1 spot for every staff member, approximately fifteen spots would be required.

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Ms. Schneckenberger asked about buffer yard for zoning.

Mr. Crum stated that our buffer yard works for land use, large buffer yards required along the west and the east property lines, but a large mound could create drainage issues, adjustments to setbacks and buffer yards, ingress, and egress out of the site, access control to the property, industrial traffic is a concern, struggling with our comprehensive plan and lack of infrastructure on the site.

Discussion about roundabout and who owns what parcels of land. Mr. Price stated the house was a part of the county and annexed into the town, but understands the concerns with the size of the lot.

Staff stated that the rezoning would have to be reworked to meet all zoning requirements on a half-acre.

Discussion took place over parking, loop for drop – off, setback lines have changed due to the purchase of part of the street for the roundabout.

Staff stated that they would not be in support because it does not align with the comprehensive plan in an industrial area, providing unfavorable recommendation, the lot could not meet commercial requirements. Also suggested that this item be brought back as a PUD to be able to address the development standards issue.

Mr. Price made a motion to open the public hearing, Ms. Schneckenberger seconded. No one chose to speak before the board. Mr. Price made a motion to close the public hearing, Ms. Schneckenberger seconded, the board voted 6/0. Ms. Schneckenberger made a motion to resume discussion, Mr. Price seconded, the board voted 6/0.

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Discussion about resubmitting as a PUD.

Mr. Gooding made a motion for unfavorable recommendation. Mr. Stettler seconded. Roll call was taken for a vote count. McLear, Schneckenberger, Hurley, and Price voted against. Mr. Gooding and Mr. Stettler voted in support of unfavorable recommendation. Motion failed.

Ms. Schneckenberger made a motion for no recommendation, Ms. McLear seconded. Roll call taken for a vote, Gooding and Stettler voted not in support. McLear, Schneckenberger, Hurley and Price voted in support of no recommendation.

Mr. Gooding gave recommendations for showing parking on the plans, and Mr. Price suggested a meeting with staff to discuss the PUD process.

PC-24-002, Kert Toler's request for favorable recommendation on a rezone from R-1/R-3 to Toler PUD, located at 5365 W SR 67.

Staff presented proposed plans.

Kayla Toler presented for the petitioner, her and her husband are the owners of the property, she requested favorable rezoning for soccer park PUD. The proposed plan would include a daycare center.

Staff explained the future of the commercial area.

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Mrs. Toler is working with a developer on developing the daycare, but another company would run the daycare.

Discussion about a special exemption for that area, and explanation on commercial zoning district qualifications and what would inhabit the rest of the commercial property.

Mrs. Toler agreed that they don't like those uses either, but stated that some of the space would be an office space with livable space above for coaches.

Mr. Price made a motion to open the public hearing; Ms. Schneckenberger seconded, the board voted 6/0. No one was present to speak. Mr. Price motioned to close the public hearing; Ms. Schneckenberger seconded. Mr. Gooding motioned to open discussion, Ms. Schneckenberger seconded, the board voted 6/0. 0

Ms. Schneckenberger made a motion for favorable recommendation for Toler PUD, Ms. McLear and Mr. Hurley seconded, the board voted 6/0.

McCord Square Review Board update, Rebar signage was approved, approved the architectural design for Ninestar building, and trailhead details.

New Business

N/A

Welcomed the four new members.

The meeting was adjourned.

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