Tuesday, April 8, 2025 7:00 p.m.

Richard J. Pasco Council Chambers, City Hall

10 S. State St, Greenfield, IN 46140

Plan Commission President, Becky Riley, called the meeting to order at 7:00 p.m.

Commission Secretary, Monica Evans, took Roll Call with the following members present:

Becky Riley, President

Chris Cooper

Mike Terry

Laurene Lonnemann

Paulette Richardson

Thomas Moore

Dave Spencer

Glen Morrow

Member Absent: Rick Roberts

Nonmember staff present:

Monica Evans, Secretary

Gregg Morelock, Attorney

Evan Beaty, Planner

Joan Fitzwater, Planning Director

At 7pm Plan Commission President B. Riley called the meeting to order.

At this time, a motion was made to approve the minutes from February 2025. The motion was made by G. Morrow and seconded by C. Cooper.

E. Beaty gave the administrators report. He said there were 80 single family permits issued for the year so far. We have 8 active subdivisions currently. There have also been 5 commercial permits issued so far this year.

**SUB25-01 & SUB25-02: Accolade Investment Groups, LLC** is requesting approval of a Primary Plat and Secondary plat.

E. Beaty stated that there have been a few revisions that have not been made into the staff report. The changes have reduced the number of lots from 3 to 2 with a common area. The common area will be in the southeast area of section 2.

He stated the project was previously approved in 2022. The plat was not recorded at the time so they had to refile. The primary entrance will be on Progress Parkway and the secondary entrance will be on Opportunity Parkway.

The original plans were resubmitted for Tech review and there were a few new comments and all those comments are being resolved at this time. There are no comments that would hinder the development.

Staff is recommending approval of the Primary and secondary plats with 6 conditions listed in the staff report.

Rob Tolle, Petitioner, came forward and was sworn in. He stated they are seeking approval of the plats. They will close the financing with their lender in the next week or so and will start construction once the permits are approved.

T. Moore asked about the common area. He is concerned about drainage. R. Tolle said they will be working on that. Most the trees will be removed from the area since they have died. That will allow more water to flow.

G. Morrow said he met with T. Moore and The Stormwater Coordinator after Tech Review regarding the drainage and the Stormwater Coordinator has some ideas.

T. Moore asked about the third lot. R. Tolle stated that he has been approached about a daycare going on that lot. G. Morelock asked when construction would begin. He stated the units will be ready 14-16 months after construction starts, which will be in early 2026.

They will be building in a counter-clockwise fashion. There will not be phases. He said basically the contractors will be chasing each other around. There will be 240 units.

P. Richardson asked about rent prices. He said studios will be around $1200 per month and 3 bedrooms will be $1900 per month. There will be no section 8 housing. All the units will be at market rate.

Michael Forgie, resident, came forward and was sworn in. He is concerned about additional traffic, He also is concerned that the adjoining property will be a daycare. He does not want the noise. He also is concerned with drainage, as his back yard already holds a lot of water. He also said there are a lot of dead trees on the property and during the last storm a tree fell on a car.

R. Tolle said they will be removing some topsoil from the north side of the property to be built up. They will also be installing a retention pond and storm sewers. The wetland common areas will be looking nice and dead trees removed and that will happen very soon. They would like that area to be somewhat of a nature preserve.

P. Richardson asked Mr. Forgie if the property flooded all the time. He said that it didn’t flood until the land stopped being farmed. It is now flooding 15 to 20 feet into his yard.

Penny Head, resident, came forward and was sworn in. She said she is making a plea and does not want to be hermits but does not want a daycare, gas station or big lights close to their home. She likes living where she does and is suggesting making the empty lot a park of some kind. She said wildlife will be decimated. She also does not want the petitioner to tear down the big barn that is on the property. She suggests building something after she is gone.

A motion to approve the Primary Plat was made by G. Morrow and seconded by M. terry. Motion carried 8-0.

A motion was made to approve the secondary plat by G. Morrow and seconded by C. Cooper. Motion carried 8-0.

A motion to adjourn was made by M. Terry and seconded by L. Lonnemann. Motion carried.