Tuesday, June 10, 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

Members Absent: Rick Roberts

Nonmember staff present:

Monica Evans, Secretary

Gregg Morelock, Attorney

Evan Beaty, Planner

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

At this time, a motion was made to approve the minutes from May 2025. The motion was made by P. Richardson and seconded by M. Terry.

E. Beaty gave the administrator’s report. He said there have been 23 single family permits issued in the month of May. For 123 total single-family for 2025. There was 1 commercial permit issued in May. For a total of 271 for 2025 through May.

**DEV25-01: Leticia Castillo 221 W South St.**

E. Beaty advise the Petitioner would like to demolish the primary structure on the property and possibly the 2 accessory dwellings on the property as well. He said they are not in good shape and the Building Commissioner agrees. The 2 accessory buildings on the rear of the property are not up to code. They could potentially be repaired but it will take a lot to do so. One is a block building and it would be repaired easier. To rebuild, the Petitioner would need to come back to Plan Commission for approval. If all buildings are demolished, landscaping would need to be installed and the large tree on the property is to be preserved.

The Petitioner, Leticia Castillo came forward and was sworn in. She said that staff recommended demolition of all 3 buildings if needed. The petitioner was asked if the buildings were occupied and she stated they are not at this time.

G. Morrow stated that he would like to see all the buildings gone. T. Moore and D. Spencer agreed.

A motion was made to approve with the conditions listed by staff in the staff report by M. Terry and seconded by T. Moore. Motion carried 8-0.

**DEV25-03: The Home Depot-2055 Barrett Drive**

E. Beaty asked the Plan Commission to continue this petition until the July meeting.

A motion was made to continue by P. Richardson and seconded by C. Cooper. Motion carried 8-0.

**PUD25-01 & SUB25-05 & SUB25-07: 145S. Morristown Pike, Hawks Tail Development Plan approval, William Eric Group**

E. Beaty gave the staff report and a quick overview of the project from previous Plan Commission meetings. He said tonight will be the hearing of the primary and secondary plats along with the DUD approval. Staff have reviewed the plans several times and have made several revisions. There are also several conditions that the Petitioner has agreed to. E. Beaty also stated again that house plans will be reviewed by the Plan Commission once a builder is chosen. He said the development will be just 1 phase.

Vehicle and pedestrian access have been extensively reviewed and have been designed appropriately in staff’s opinion. Also, street trees have been moved into the yards and away from the streets to not interfere with utilities. The last thing to be resolved is a traffic study. G. Morrow has been in contact with the petitioner and INDOT. G. Morrow stated that he received a report from INDOT that indicates the number of cars and he has forwarded that information to INDOT and has not heard back yet. He also stated that with the amount of traffic, that accel and deceleration lanes would be appropriate. He knows the lots are right on Morristown Pike and would like the driveways to be pushed back as far as possible. G. Morelock stated that these changes can be shown on the secondary plat.

E. Beaty stated that the first vote (DUD) staff is recommending approval subject to the PUD approval and a traffic impact study to be completed prior to final approval of the development plan. Release from all departments will be required and no permits will be approved until final approval is given for the development plan.

For the second vote, Primary Plat, staff recommends approval with the conditions listed in the staff report.

For the third vote, Secondary plat, the staff recommends approval with the conditions listed in the staff report, including that all addressing will be completed and all availability fees paid.

E. Beaty asked about the changes and with G. Morrows’ comments regarding the driveways and drive lanes, if it should come back to Plan Commission or if would be administrative approval. G. Morrow stated he would be ok if it was taken care of later. G. Morrow stated that if INDOT comes back and states that a turn lane is needed, that will have to be taken care of.

Jim Rinehart came forward and was sworn in. He stated that he doesn’t have much to add to the staff report. He stated that he feels that the conditions that are being added should be within the development plan and not a secondary plat. G. Morrow explained what he wanted and J. Rinehart agreed. He stated they have replied to all members of the Tech review committee and are still working with the Fire Department on turnaround access.

He also stated that Storm water was a robust review and they are about to reply to the external reviewer. He hopes what he provided and was given to INDOT was appropriate. G. Morrow stated that he sent the info to INDOT and let them decide what is needed.

L. Lonnemann asked about landscaping. She asked if there was landscaping in the back yards. J. Rinehart advised there is not any landscaping in the backyards.

M. Terry asked about the house plans. E. Beaty stated the elevations submitted are just examples of what could be done and that the homes will fit on the sites since they have not picked a builder yet.

A motion to approve DUD25-01 was made by G. Morrow and seconded by L. Lonnemann. Motion carried 8-0.

A motion to approve SUB25-05 was made by T. Moore and seconded by M. Terry. Motion carried 8-0.

A motion was made to approve SUB25-07 by G. Morrow and seconded by C. Cooper. Motion carried 8-0.

At this time G. Morelock advised the Economic Development Commission met in regards to bonds for the parking garage/mixed use project. They are providing a report on both of those for information purposes only.

J. Wertman was introduced by E. Beaty as the new Planning Director. She advised the Plan Commission if they would like any changes or other info to please let her know.

A motion to adjourn was made by T. Moore and seconded by M. Terry. Motion carried.