Tuesday, August 12, 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

Paulette Richardson

Thomas Moore

Dave Spencer

Glen Morrow

Non-member staff present:

Rick Roberts

Laurene Lonnemann

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 for the July 2025 meeting. The motion was made by T. Moore and seconded by C. Cooper. Motion carried.

E. Beaty gave the administrator’s report. He stated the summary had been provided to members and there were no questions.

**DEV25-03: 2055 Barrett Drive Home Depot Development Plan**

E. Beaty gave the staff report. He stated this was continued from last month. He said the Petitioner has made modifications since last month. They are withdrawing the northern portion of the Development plan. The front façade was continued until this month. E. Beaty said the amount being requested is 8 times more than the UDO allows.

Staff are concerned about the overuse front façade with the amount of storage being requested. But does find this proposal at this specific store is supportable. Staff are going to insist on a commitment to this proposal and that any modifications from the approved development plan will need to be heard by the Plan Commission.

Staff find the front display area greatly exceeds code. It should not be the norm but with this being a single and unique store, this is reasonable. Modification justifications have been submitted by the Petitioner. Staff find that the proposal meets the compatibility requirements listed in the UDO. Staff are recommending approval of amendment #4, with all conditions listed in the staff report.

P. Richardson asked why 6 months were given to come into compliance when 3 months seemed like a better time frame. E. Beaty stated that it seems like a reasonable amount of time as they are transitioning into fall and the amount of outdoor display will begin to decrease.

P. Richardson also asked about previous complaints and why they didn’t get the same consideration. Per E. Beaty the store that complained would need to also apply for any modifications they would like as well.

Ed Anthony, manager of Home Depot came forward and was sworn in. He asked about the 3-month timeline that was mentioned by P. Richardson. He stated that he would be able to have everything completed within 3 months as they had already started.

T. Moore asked about products that are outside, if they are for inventory or storage. Mr. Anthony stated they turn their product within a week typically. He stated they have outgrown the building with their sales.

T. Moore asked about the mowers that are outside. He stated that they are there so the customer can take them home the same day.

Jeremiah Pollock, Representative for Petitioner came forward and was sworn in. He stated that most everything was gone over the previous month but if there were any other questions he would answer them.

G. Morrow stated that he observed the property since the last meeting. He has checked at different times of the day. He stated he has visualized what everything would look like and most of his concerns from the last meeting have been addressed.

E. Beaty clarified if the Plan Commission was changing the 6-month timeline to 3 months and was told they are. The condition in the staff report was updated at this time.

A motion to approve was made by G. Morrow and seconded by M. Terry. Motion carried 7-0.

**VA25-01, PUD25-02 & REZ25-01 Annexation of Shafer Farms**

E. Beaty gave the staff report. He stated this petition was continued from last month due to concerns about revised plans that were provided. Most of the issues have been addressed by the Petitioner and staff are supportive of the changes.

All cul-de-sacs have some form of pedestrian or multimodal connection. Walkability has been increased within the subdivision. The size of some common areas has increased as well. The perimeter setbacks have also been removed. All the changes bring the development into further compliance with the Comprehensive Plan.

The commercial development will need to be reviewed separately from the subdivision as the standards are different. Pedestrian access has greatly improved on the plans and enhances the quality of place in gathering areas. Also, the extension of McClarnon drive increases connectivity.

Staff find the PUD statements are consistent and are in line with other areas. Staff originally had 3 recommendations and with working with the petitioner, 2 more conditions were added and listed in the staff report today.

J. Wertman stated that the second condition that was added is a clarifier regarding the Potts Ditch lift station and drainage area.

M Terry asked about any deficiencies that may be as far as pipes. G. Morrow stated they are not sure what the capacity of the drainage is for the number of homes. They are doing an overall study and will know more answers when the study is completed.

G. Morelock stated that he is concerned about the maintenance of the property with the current developer or any predecessors and feels it should be a condition of approval. P. Richardson stated that she feels it is an appropriate condition.

Cheyenne Hoffa came forward and was sworn in. She said they are willing to maintain the area as they want to stay in good standing with the City and since it is a highly traveled area they want to keep the area looking nice. She stated they she agrees with the commitments that have been made this evening.

P. Richardson asked again about having 3 stories for the commercial portion. Ms. Hoffa stated that is what is allowed, but not necessarily what is going to be built. P. Richardson stated that it is not a good look for the area.

G. Morelock gave E. Beaty the language for the newest condition of maintaining the property and added there would be a $2500.00 fine and any attorney’s fees.

A motion was made for a favorable recommendation with all conditions listed in the staff report by P. Richardson and seconded by M. Terry. Motion carried 7-0.

**DEV25-04: 27 American Legion Place, Depot Street Investments-Demolition**

T. Moore abstained from the petition. E. Beaty gave the staff report. He advised this petition has already been passed through the Historic Board for approval. The petitioner would like to have the old guard shack demolished. They are planning on installing a new ADA complaint sidewalk once the demolition is complete. Staff are recommending approval of the petition with 4 conditions that are listed in the staff report.

Brad Partin came forward and was sworn in. He said it's pretty cut and dry. Mr. Partin stated that the existing ramp is not ADA compliant. He cannot get up and down the ramp without help. He also stated that he agrees with all the conditions listed in the staff report.

A motion was made to approve by M. Terry and seconded by P. Richardson. Motion carried 6-0.

**Rules of Procedure Updates**

J. Wertman stated that she wants to change the deadline for mailings and newspaper ads. She wants to change it to 10 days, which is the state guideline. She said the deadline for revised plans and publishing deadlines are too close and if the Petitioner needs to be continued, they are running ads for no reason.

She also wants to add that if not all information is received by the deadline, it is not considered filed. She also is wanting to add some formatting.

P. Richardson asked about the fee schedule and J. Wertman stated that she has been reviewing and is hoping to make changes by the end of the first quarter of 2026.

A motion was made to approve by D. Spencer and seconded by C. Cooper. Motion carried 7-0.

**Lilly Legacy Economic TIF Resolution #1**

G. Morelock said the Police Department reached out to Lab Corp to purchase land that is in front of the property. The City Council asked the Redevelopment Commission to create a TIF district for that property. This will be presented to Council tomorrow evening to approve the resolution as well. Lab Corp has agreed to donate the property to the Police Department. The other property is to be purchased by the Redevelopment Committee. G. Morelock read the resolution into the record.

A motion to approve was made by T. Moore and seconded by D. Spencer. Motion carried 6-1.

**Downtown Parking Garage Resolution**

G. Morelock stated this is a land swap. This is for a small strip of property on the North side of the property where Team Image sits and a parcel on Riley Avenue that will be a parking lot. It will be swapping for what is called the Wolf Parking Lot. The address is 129 S. Pennsylvania St. The RDC had to amend their property acquisition of their rules. G. Morelock Read the resolution into record.

A motion to approve was made by D. Spencer and seconded by C. Cooper. Motion carried 6-0.

A motion to adjourn was made by D. Spencer and seconded by M Terry. Motion carried.