

City of Greenfield Plan Commission Regular Meeting Minutes

Monday, April 11, 2022, 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 in person and/or by video conference:

Becky Riley, President
Jason Koch
Kristi Baker
Gary McDaniel
David Spencer, Vice President
Mike Terry
Paulette Richardson
Jeff McClarnon
Chris Cooper

Nonmember staff present:

Joanie Fitzwater, Planning Director
Monica Evans, Secretary
Rhonda Cook, Attorney

Consideration of minutes from previous plan commission meeting held March 14, 2022.
M. Terry moved to approve, K. Baker seconded; motion carried 9-0.

Administrator's Report was given by J. Fitzwater and advised that we are already at half the number of residential permits issued in 2021.

OLD BUSINESS:

REZ21-04: 1021 & 1027 E. First Street, Riley Park Plaza, LLC requests recommendation of a rezone from the RU-Residential Urban to NR- National Road District zoning designation totally .36 acres.

J. Fitzwater gave staff report and advised that to bring the lot to current standards it will need to be rezoned. She advised the plans went thru Tech review and there is to be no entrance on First street. There will also be a landscape buffer and fence on First Street and on the east side of the property.

Ed Walter, Petitioner/attorney came forward and was sworn in. He advised that the Petitioner is willing to follow thru with the conditions that are listed in the staff report. G. McDaniel asked

what the future plans are for a house that the Petitioner owns on the corner is. At that time Mike Pfeiffer, property owner came forward and was sworn in. He advised that the home is currently being rented and he does not have any future plans at this time for that property.

A motion to approve the zoning recommendation to Council was made by K. Baker and seconded by G. McDaniel. Motion carried 9-0.

DEV21-09: 1615 Fields Blvd., Gus Ventures is requesting a development plan approval to be known as Fields Business District to allow climate controlled storage and office space facility. Located on a parcel that is 2.464 acres in the CN Commercial North zone district.

At this time, M. Terry recused himself from the petition. J. Fitzwater gave the staff report. She is requesting denial of the hybrid use of the units, but will approve with the condition that no bathroom facilities be installed in the 6 proposed units behind the gate in the fenced area.

J. Fitzwater advised that there will not be landscaping along the east side of the property due to a large drainage ditch being there. Landscaping will be along the other 3 sides.

J. Fitzwater stated the business plan that she received states there will be on-site restrooms in 6 units behind the gate and 3 outside with store fronts, a fork lift for tenant use, 24 hour access, video monitoring system, LED lighting, and units would be climate controlled. In the business plan the petitioner committed to no auto repairs, no floor drains, no food preparation and no outside storage for more than 48 hours.

A recommendation was proposed to deny the hybrid option and would like to see plans submitted showing the sewer/water lines stopped at the end of the 3 store fronts. J. Fitzwater recommended approval of the development plan with traditional unoccupied climate controlled storage units and 3 office spaces with parking.

P. Richardson advised that she would like to add no residential occupancy as a condition of approval.

Dan Van Treese came forward and was sworn in. He stated the storage units behind the gate will not be available to the public and will have a code to get in. He advised he wanted individuals to have options in the units. He stated he was fine to not have people living there. He said the buildings will be monitored and he had no intention of having an incubator at the site. He stated that it will be an organic process. When asked about rent, he advised that the rent will be determined by the market cost to build the units. He advised that similar units are charging \$1600.00 per month in rent.

Mr. Van Treese said they would have a site manager. He stated he has some individuals interested in the units already and they are a plumber and an electrician. They will keep their supplies there and will be able to park their vehicle inside as well.

A motion was made by J. McClarnon to close the discussion and seconded by G. McDaniel. All in favor of closing the motion.

A motion was then made by P. Richardson and seconded by K. Baker to approve the Development Plan as originally designed. The vote was 4-4. Motion does not carry.

A second motion was made by P. Richardson and seconded by K. Baker to approve the Development Plan. Motion Carried 6-2.

A third motion was made for Architectural modifications it was made by P. Richardson and seconded by K. Baker. Motion carried 6-2.

A fourth motion was made by J. Koch and seconded by K. Baker for the denial of the hybrid use of the units and deny the restrooms behind the gated area of the storage units. Motion carried 7-1.

NEW BUSINESS:

- 1. PC22-03 & PC22-04: NE Corner of Progress Parkway and Opportunity Parkway, Accolade Apartments** seeks a development plan and Primary/Secondary Plat approval for 24 acres, a 3 lot subdivision names Progress Park Section 3.

J. Fitzwater gave the staff report and staff is in favor of the 240 apartments on 24 acres. The site will also have walking paths, club house, pool, dog park and nature trails.

Daniel Hubbard of Crestline came forward and was sworn in. He advised that he agreed with all the commitments and conditions reported in the staff report. When asked about a half right of way he advised that they would be ok with offering that as well.

When asked about monthly rent amounts he stated that studio apartments would be \$950.00 per month and a 3 bedroom would be in the range of about \$1500.00 per month. He also advised that all downstairs units will be ADA accessible. They are planning on starting construction this summer.

A motion was made to approve the Development Plan by M. Terry and seconded by G. McDaniel. Motion carried 9-0.

A second motion to approve the primary plat was made by M. Terry and seconded by K. Baker. Motion carried 9-0.

- 2. PC22-06 SW Corner, I-70 & Blue Road zoning designation to RM** Requesting a recommendation of RM Residential Moderate zoning designation for 29.858 acres upon annexation approval. The property is not yet zoned.

J. Fitzwater gave the staff report and is requesting a survey report to verify that there is a 1/8th contingency on the property. Staff advised there will be 2.81 acres per unit and will have 2 entrances as requested. The homes in this subdivision will be rental homes and not for sale.

Brian House, Attorney for Petitioner came forward and was sworn in. He advised that this will be a maintenance free community and all laws and communal grass will be mowed by the rental company. He advised rent will be between \$1800.00 and \$2000.00 for rent per month.

Mark Conner of American Homes for Rent came forward and was sworn in. The question was asked by staff if the lot would be platted as one lot or individual lots. He stated that he is not sure how the parcel will be platted.

P. Richardson asked where the company is located and Mr. Conner advised that the company is headquartered in California, but the property management companies are located in Indiana.

Next, Beth Willard, property owner came forward and was sworn in. She advised that she and her sisters spoke to a different developer and they wanted to make sure there was something beautiful on the property. She said that they want something great for Greenfield and this is a new concept but these are beautiful homes and they would be proud to have these homes on their farmland.

A motion was made to continue the case until May by K. Baker and seconded by G. McDaniel. Motion carried 9-0.

A motion was made to adjourn by D. Spencer and seconded by G. McDaniel.

DRAFT