Monday, February 13, 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.

Acting Secretary, Donna Butler, took Roll Call with the following members present in person and/or by video conference:

Becky Riley, President

David Spencer, Vice President

Jeff McClarnon

Chris Cooper

Paulette Richardson

Kristina Baker

John Jester

Mike Terry

Members Absent: Jason Koch

Nonmember staff present:

Joanie Fitzwater, Planning Director

Evan Beaty, Senior Planner

Donna Butler, Acting Secretary

Rhonda Cook, Attorney

A motion was made to approve January 9, 2023 minutes. A motion was made by D. Spencer and seconded by K. Baker. Motion carried 8-0.

Administrator’s Report was given by E. Beaty. He advised there have been 5 single family permits issued for the month and 150 fence permits issued for the Sandalwood Section 2 development.

**NEW BUSINESS:**

**PC22-34: 1615 Fields Blvd, Philip Going,** request approval of Primary and Secondary Plat of a parcel previously approved for office and self-storage. The petition requires a continuance to March 13, 2023 in order for the petitioner to file a companion development plan amendment. B. Riley call for a motion for continuance. P. Richardson made the motion to continue the matter to the March 13, 2023 meeting; K. Baker seconded. Motion carried 7-0, M. Terry recused himself.

**Dev23-01: 220 W. Mill St., Thomas Moore, c/o Depot Street Investments, LLC,** request approval of a development plan to convert an existing storage building in to retail shops and services along the Pennsy Trail, zoned Downtown District with the Recreational Trail Overlay. E. Beaty gave the staff report which included an overview of the project. He stated in his report that an encroachment agreement would be needed for the deck and boardwalk of which staff is supporting. Staff is also supporting the modification to the landscaping, setback, architectural standards and signage. The petitioner proposes using six temporary signs for six months, May through October, on the deck railing facing the Depot Street Park to advertise events. Signs are to be no more than three feet by ten feet and cover no more than 70 percent of width of the railing and not extend above or below. Staff recommended approval of the development plan per the findings and conditions in the written staff report.

P. Richardson asked if the restrooms would be available 24 hours a day; staff stated that they were only open for events. Brad Partin, petitioner, came forward to address any questions from the commission. It was stated that the tent used for events would be replaced with this building. There was discussion concerning the south side of the building and the sidewalk. The petitioner will need to work with staff concerning this area during the design phase for the boardwalk in the public park. M. Terry made a motion to approve the development plan and modifications with the conditions as outlined in the written staff report. J. Jester seconded the motion which was approved 8-0.

**DEV23-02: 1887 W. New Rd., Yamaha Marine Precision Propellers, Inc.,** request approval of a development plan to provide for an expansion of an existing light manufacturing facility on 28.27 acres zoned Business Park. Evan Beaty gave the staff report which gave an overview of the history of the site, the proposed project and development plan standards. In his staff report he stated that within the three phases of development the multi-use path was to be constructed with phase two (this phase) or within three years. Landscaping will be added to the east side of the property including the existing developed area. Staff recommends approval of the development plan with the condition in the written staff report.

The petitioner’s representative, Andy Taylor came forward to address questions from the commission. M. Terry asked when the start date would be. The petitioner stated April. P. Richardson asked about additional foundry equipment. There will not be any with this phase. K. Baker made a motion to approve the development plan with the condition in the written staff report. M. Terry seconded the motion which passed 8-0.

**Dev23-03: 120-122 American Legion Pl**, R. David Huffman request approval to demolish a residential structure in the Downtown, Recreational Trail Overlay, and Greenfield Historic Districts. Evan Beaty gave the staff report which included a review of the findings required by code for a demolition in these districts. Staff recommends approval based on the findings and conditions in the written staff report.

The petitioner came forward to discuss the requested development plan approval. The plan is to demolish the building as soon as a contractor is hired. The basement will be filled in and will need time to settle before planting the grass. P. Richardson made a motion to approve the development plan based on the findings and conditions in the written staff report. K. Baker seconded the motion which passed 8-0.

A motion was made to adjourn by J. Jester and seconded by P. Richardson. Meeting adjourned.