Monday, September 11, 2023, 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

David Spencer, Vice President

Chris Cooper

Jason Koch

Jeff McClarnon

Paulette Richardson

John Jester

Mike Terry

Members Absent: Kristina Baker

Nonmember staff present:

Donna Butler, Associate Planner

Joanie Fitzwater, Planning Director

Monica Evans, Secretary

Rhonda Cook, Attorney

A motion to approve meeting minutes from the August meeting was made by M. Terry and seconded by J. Jester. Motion carried 8-0.

D. Butler gave the administrators report. There have been 131 Multifamily permits issued in August, 72 single family permits and 204 Residential permits for 2023.

**OLD BUSINESS:**

**REZ23-01: 145 S Morristown Pike, William Eric Group, Conditional Zone Recommendation, Hawks Tail Subdivisdion Annexation**, requests PUD zoning designation upon voluntary annexation to allow for approximately 313 mixed residential lots and a 9 hole golf course on 170.357 acres.

B. House came forward and was sworn in. He advised that the Petitioner is asking to request a second continuance. They are looking to preserve the Golf Course and add paired villas only to the subdivision. They are asking for a 60-day continuance. A motion was made to continue by P. Richardson and seconded by J. Jester. Motion carried 8-0.

**NEW BUSINESS:**

**PUD23-01 & SUB23-08 NE Corner of Franklin St. & Davis Rd, Grand Communities LLC** is requesting permission to rezone and sibdivide approximately 62.42 acres into a single family residential development with a proposed zoning designation of PUR-Planned Unit Developemnt, to accommodate a mix of new single and double lots and maintaining 2 existing detached single family residences on replatted lots.

E. Beaty read the staff report. He advised that the subdivision would connect Center Street to the north through the property. The land around the area has been developed and this would extend the north south corridor in the area. The land is swampy and wooded and there is a condition in the staff report to preserve as many trees as possible when the street is developed.

The lots for the duplexes in the subdivision, do not meet the lot width requirements for an RM zoning. This is why a PUD has been suggested. The duplexes would require a 68-foot lot width.

In Section 1 of the development, there will be 13 paired villas and 32 single family homes. There is a total of 180 lots and will be developed in 4 phases. There is an average of 3.44 units per acre.

There will be landscaped trails throughout the subdivision. They will provide access to Franklin and Davis Roads. Also, gazebos, benches and a pond with fountain will be installed in the common areas. Landscape buffers will also be installed. There is a second pond on the McKee property that will be gated and have access with a private drive off Center Street.

Staff is asking for more amenities around the pond in the common area, for example: playgrounds, grills and a dog park.

Robert Hayes, Grand Communities-Fischer Homes came forward and was sworn in. He gave a presentation with slide show to visualize the types of homes that will be developed on the land. He advised the prices of the paired homes would start in the mid to low $200,000’s and would be 1250-2195 square feet. The single-family homes would be priced starting in the mid $300’s to low $400’s and would start at 1400 square feet and go up.

Amanda Deardorff of Grand Communities-Fischer Homes came forward and was sworn in. She advised that the custom homes would start in the high $300’s and would be 1620-3980 square feet in size.

Resident Emily McPherson came forward and was sworn in. She said one of her concerns is with people speeding up and down Center Street once it is completed. She said mopeds and motorcycles fly up and down the trail that is already there. Also, she is concerned that EMS will be more overwhelmed since there will be more people and homes.

A motion was made by for a favorable recommendation for the Subdivision to Council by M. Terry and seconded by D. Spencer. Motion carried 8-0.

A motion was made for a favorable recommendation for the PUD zoning by J. Jester and seconded by M. Terry. Motion carried 7-1.

**DEV23-09: 1321 Opportunnity Parkway, The Peterson Co. & Shear GFI, LLC** is requesting approcal of an amended development plan to construct a 544077 square foot building for distribution use on proposed Progress Park Section4, lot 1. Zoned BP-Business Park.

D. Butler gave the staff report. The property was previously approved in May 2022. There will be TIF district money to construct the road from the north. The petitioner would like to amend the previous approval to build a 544, 077 square foot building with the option of a 400,680 square foot addition. There is a Parking on the lot is sufficient for the highest number of employees on a shift. The landscape plan is essentially the same but have added foundational plantings and will add a 6-foot opaque fence on the west side of the property.

There is a temporary 20-foot-wide gravel drive where future expansion could be completed. The Petitioner states this drive is for maintenance only. Staff recommends this be paved within 3 years, if it remains at that time.

Larry Siegler of The Peterson Company/Shear Property Group came forward and was sworn in. He advised that they will be paving the gravel drive instead of waiting. He stated the Shear Group was deciding on 17 different properties to develop. He advised there will be 150 new jobs, and most will be professional office jobs. This will not be an empty warehouse. The Developer has also agreed to assist in fixing the previous road that was installed and failed to the east of the development. They also agree to all the recommendations listed in the staff report.

Randy Ratliff, resident came forward and was sworn in. He lives to the west of the property and is concerned about all the trucks that will come off 300 north and onto Opportunity Parkway. He doesn’t think they will all enter off State Road 9.

A motion was made to approve by J. Jester and seconded by D. Spencer. Motion carried 8-0.

**REZ23-02: 633, 823 & 971 W. US 40, City of Greenfield:** is requesting for itself and on behalf of Hunter Real Estate, LLC and Legacy Properties of Hancock County Coimmunuity Foundation, Inc. requests recommendation of NR-National Road Zoning Designation, 33.403 acres acers in total upon Greenfield City Council annexation approval. The properties are not yet zoned.

D. Butler gave staff report. She advised the property would be zoned NR-National Road once the annexation was approved. The City has recently bought two properties that are not in City limits. Properties to the north and east are already in City limits. Also, the Pennsy Trail is to the south of the property that has also been annexed into the City. Staff is recommending a favorable recommendation for annexation.

Mary Gibble of Hancock Community Foundation came forward and was sworn in. She said she is excited to be annexed into the City and is ready to be a good neighbor.

A motion for a favorable recommendation was made by P. Richardson and seconded by M. Terry. Motion carried 8-0.

A motion was made to adjourn by J. Jester and seconded by D. Spencer. Motion carried 8-0.