

GREENWOOD PLAN COMMISSION
NOVEMBER 9, 2015 MEETING MINUTES
PAGE 1 of 4

Members Attending

Phil Tinkle, Carmen Madsen, Duane O'Neal, John Shell, Monica Magna, Trent Pohlar, Linda Gibson, Mark Richards, City Engineer; Shawna Koons, City Attorney; Bill Peebles, Planning Director and Janice Nix, Recording Secretary

The meeting was called to order at 7:00 p.m. by Trent Pohlar, President.

Approval of Meeting Minutes

October 26th – Tinkle moved to approve the minutes, seconded by Madsen. Vote: Ayes (8-0). **MOTION CARRIES.**

Special Requests/Continuances

None.

Old Business

None.

Old Business From the Floor

None.

New Business

PC2015-038 – Primary Plat – Heritage Trace – Proposed 93 lot subdivision located on the east side of S Emerson between Worthsville Rd and Pushville Rd – Beazer Homes Indiana, Petitioner; Crossmann Communities Partnership, Owner.

Richard Henderson, Beazer Homes, and a member of the audience were sworn.

This plat was previously approved but has now expired. The new plat proposes 93 lots. The lots will be larger than previously proposed.

The floor was opened for remonstrance.

Randy Goodin, 1157 Central Park Blvd, Grwd, came forward. He is representing the Concerned Citizens of Southeast Greenwood. His concerns included increase in traffic, can the school system handle the additional students, water and sewer capacity, and type of homes to be built.

Henderson came forward for rebuttal. Concerning increased traffic, Briarstone Subdivision is currently making improvements to Emerson Avenue. This should improve traffic flow. Clark Pleasant schools have been aware of this proposed subdivision for a number of years. The lots sizes have been increased so larger homes can be constructed in this subdivision. The new architectural standards put in place by the city will apply to this subdivision.

Randy Goodin came forward for rebuttal. He stated he is still not convinced this will not be a starter home community.

GREENWOOD PLAN COMMISSION
NOVEMBER 9, 2015 MEETING MINUTES
PAGE 2 of 4

City Engineer Richards stated that Beazer Homes has partnered with Arbor Home to upgrade Emerson Avenue. It is being widened and the thickness of the pavement is being increased. The sanitary sewer capacity in this area is underutilized.

Attorney Koons reviewed the guidelines the Commission should consider when making their decision.

Tinkle moved to approve the proposed primary plat submitted by Beazer Homes Indiana, LLP for Docket PC2015-038, Heritage Trace Subdivision, subject to the three (3) conditions of the Technical Review Committee, because it complies with the standards in the subdivision control ordinance, and to direct the President to sign in the Commission's behalf the Notice of Determination and written findings regarding the approval of the primary plat as prepared by the Planning Director, seconded by Madsen . Vote: Ayes (8-0). **MOTION CARRIES.**

PC2015-066 – Zone Map Change – Elimination of Buffer Zone – Repeal of the Greenwood Buffer Zone and relinquish zoning control of the area to the Johnson County Plan Commission – Greenwood Advisory Plan Commission, Petitioner.

Bill Peeples, Planning Director, was sworn. He gave a power point presentation outlining the areas included in the current buffer zone. He asked for a waiver of the rules of procedure concerning posting signage for the petition. Newspaper and property owner notice were completed as required. Tinkle moved to approve the waiver concerning posting signs, seconded by Richards. Vote: Ayes (8-0). **MOTION CARRIES.**

Larry Green, homeowner in Common @ University Park, came forward and was sworn. He inquired if eliminating the buffer would increase their taxes. Peeples stated that it would not.

Attorney Koons reviewed the statutory criteria.

Tinkle moved that the petition for a Zone Map Change to eliminate the approximately 496 acre area of extended zoning jurisdiction ("Buffer Zone") located along the eastern and southern corporate limits of the City of Greenwood, Johnson County, Indiana, currently zoned R-2 Single Family Residential use, R-3 Multiple Family use, and SF – Suburban Fringe use, and to delete the Buffer Zone from the Official Zoning Map, as set forth therein receive a **favorable** recommendation from this Commission to the Greenwood Common Council and that the same be certified to the Greenwood Common Council in the form presented, seconded by Richards . Vote: Ayes (8-0). **MOTION CARRIES.**

PC2015-070 – Primary Plat – Cherry Tree Walk – Proposed 296 lot subdivision located near the SE corner of Honey Creek Rd and Cutsinger Rd – Arbor Investments, LLC, Petitioner; Aaag LLC, Bertha Bertsch Revocable Trust, and Village at Honeycreek LLC, Owners.

Paul Claire, Arbor Homes; Jeff Smith, Projects Plus; and several members of the audience were sworn.

Claire stated the project will consist of 296 lots on approximately 150 acres. It is zoned R-2. All requirements of the new architectural standards will be met.

The floor was opened for remonstrance.

Lyle Pettigrew, 1562 Hazelwood Ct, Grwd, came forward. He is concerned about flooding, increased traffic and property values.

Rick Campbell, 1122 W Stones Crossing Rd, Grwd, stated he feels Greenwood needs more custom homes. There is a real need for upper end housing.

GREENWOOD PLAN COMMISSION
NOVEMBER 9, 2015 MEETING MINUTES
PAGE 3 of 4

Robert Dix, 1414 Demaree Rd, Grwd, agreed with Mr. Campbell's comments.

Claire stated again the property is zoned R-2 and all homes will meet the R-2 standards and the architectural standards recently adopted. Road reconstruction will be required and decel/accel lanes will be installed.

Joe Rader, 2345 S Honeycreek Rd, Grwd, inquired about drainage and how many houses will be abutting his property.

Rich Campbell inquired what type of road improvements will be made.

Robert Dix asked the Commission to continue this docket in order for the petitioner to revise the plan and decrease the lot size and require more brick on the homes.

Terry Thompson, 1633 Rosebud Ln., Grwd, asked if a traffic study had been done.

Pohlar pointed out that Woodfield Subdivision, which is located in this area, is also zoned R-2 Residential.

Tinkle asked about entrances into the subdivision. There will be one on Cutsinger Rd, one on Honeycreek Rd and Cherry Tree Lane will be connected to Demaree Rd.

City Engineer Richards stated that Cutsinger Rd and Honeycreek Rd will have to be upgraded to meet standards. A drainage study is currently underway to determine flood elevation.

Tinkle moved to approve the proposed primary plat submitted by Arbor Investments, LLC for Docket PC2015-070, Cherry Tree Walk Subdivision, subject to the three (3) conditions of the Technical Review Committee, because it complies with the standards in the subdivision control ordinance, and to direct the President to sign in the Commission's behalf the Notice of Determination and written findings regarding the approval of the primary plat as prepared by the Planning Director, seconded by Gibson. Vote: Ayes (8 -0). **MOTION CARRIES.**

PC2015-075 – Text Amendment – Delete PILOT Reference in I65 Overlay Zone – Amend the South I65/Worthsville Rd Overlay District to delete all references to a PILOT agreement and to correct a cross-reference in Section 6.22.05 – Greenwood Advisory Plan Commission, Petitioner.

Bill Peeples gave presentation. There is no pilot agreement in this area. Also any cross-reference needs to also be deleted.

Tinkle moved that the petition to amend the text of the Zoning Ordinance, as amended, regarding the South I-65/Worthsville Road Overlay Zone District, and the Municipal Code (1993), as amended, Chapter 10, Zoning, Planning, and Development regarding the foregoing amendments, as set forth therein, receive a **favorable** recommendation from this Commission the Greenwood Common Council and that the same be certified to the Greenwood Common Council in the form presented, seconded by Madsen. Vote: Ayes (8-0). **MOTION CARRIES.**

New Business From the Floor

None.

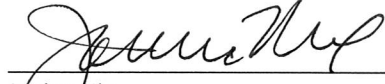
Announcements/Reports

Pohlar inquired when the buffer zone elimination would take effect. Attorney Koons indicated it is slated to be effective January 4, 2016.

GREENWOOD PLAN COMMISSION
NOVEMBER 9, 2015 MEETING MINUTES
PAGE 4 of 4

Adjournment

O'Neal moved to adjourn, seconded by Magna. Vote: Ayes (8-0). **MOTION CARRIES.** Meeting adjourned at 8:08 pm.



Janice Nix
Recording Secretary

Trent Pohlar
President