

Call to Order

Members Present: Josh King, Paul D. Peoni, David Lekse, Steve Milbourn, Brian Walker, Charrie Stambaugh and John Price. John Shell participated electronically by Zoom platform.

Also present: Senior Planner Alyssa Liebman, City Attorney Shawna Koons, Recording Secretary Amanda Leach, and EXOS IT Steven Crook

Mr. Shell called the meeting to order at 7:18 p.m.

For the record, Mr. King was reappointed as the BZA representative; Mr. Lekse was reappointed as the Common Council representative.

For the record, eight members are present; official action will require five votes in favor of any said request.

Mr. Lekse moved to suspend Greenwood Advisory Plan Commission Rule of Procedure 7.01 to allow the Vice-President to preside at this meeting even though the President is present and participating by electronic means, seconded by Mr. Walker. Roll Call Vote: Mr. Shell, Mr. King, Ms. Stambaugh, Mr. Peoni, Mr. Walker, Mr. Milbourn, Mr. Price, and Mr. Lekse (8-0) **MOTION CARRIED.**

Election of Officers

Mr. Lekse moved to nominate Mr. Shell to remain **President**, seconded by Mr. King. Roll Call Vote: Mr. Shell, Mr. King, Ms. Stambaugh, Mr. Peoni, Mr. Walker, Mr. Milbourn, Mr. Price, and Mr. Lekse (8-0) **MOTION CARRIED.**

Mr. Milbourn moved to nominate Mr. King to remain **Vice-President**, seconded by Mr. Price. Roll Call Vote: Mr. Shell, Mr. King, Ms. Stambaugh, Mr. Peoni, Mr. Walker, Mr. Milbourn, Mr. Price, and Mr. Lekse (8-0) **MOTION CARRIED.**

Approval of Meeting Minutes

Meeting Minutes of December 8, 2025, have been continued to January 26th meeting

Special Requests/Continuances

PC2025-079 Swartz Farms Zone Map Change, staff requests continuance due to no legal description

Ms. Stambaugh moved to continue the matter to February 9, 2026, seconded by Mr. Walker. Roll Call Vote: Mr. Shell, Mr. King, Ms. Stambaugh, Mr. Peoni, Mr. Walker, Mr. Milbourn, Mr. Price, and Mr. Lekse (8-0) **MOTION CARRIED.**

PC2025-081 Church Property Zone Map Change, staff requests continuance due to no legal description

Mr. Lekse moved to continue the matter to February 9, 2026, seconded by Mr. Milbourn. Roll Call Vote: Mr. Shell, Mr. King, Ms. Stambaugh, Mr. Peoni, Mr. Walker, Mr. Milbourn, Mr. Price, and Mr. Lekse (8-0) **MOTION CARRIED.**

Findings of Fact

None

Old Business

PC2025-079 Swartz Farms Zone Map Change, Petitioner, John Cunningham, on behalf of J. Greg Allen & Associates, Inc, requests a zone map change for approximately 96.09 acres located southeast of corner of Stones Crossing Rd and Smokey Row Rd and Honey Creek Rd. The current zoning district is Agricultural (AG) and the proposed zoning district is Residential Medium (RM) and Residential Attached (RA) to develop this property as residential subdivision

PC2025-081 Church Property Zone Map Change, Petitioner, John Cunningham, on behalf of J. Greg Allen & Associates, Inc, requests a zone map change for approximately 16.43 acres located at 1225 W Smokey Row Rd. The current zoning district is Agricultural (AG) and the proposed zoning district is Residential Medium (RM) and Residential Attached (RA) to develop this property as residential subdivision

Mr. King noted these are related to the same items under “Special Requests/Continuances”; PC 2025-079 and PC2025-081 and are continued to the February 9, 2026, meeting.

Old Business from the Floor

None

New Business

PC2025-084 Adkins-Johnson Primary Plat, Petitioner, Curtis Mucci, on behalf of Grand Communities, LLC, requests Primary Plat approval for approximately 32.96 acres located in the northwest corner of Smokey Row Rd and Honey Creek Rd

The public hearing was opened, Curtis Mucci (in person), Grand Communities, LLC, 3940 Olympic Blvd., Suite 400; Erlanger, KY 41018, was administered the oath. Mr. Mucci stated on behalf of petitioner a request for primary plat approval, the matter had been before and received conditional approval from the Technical Review Committee. Mr. Mucci presented a revised Plat showing the following amendments: 1) removing the cul-de-sac at the west end of Street C has been removed to now show a street stub for future development; 2) the semi cul-de-sac at the northwest end of Street B has been removed to now show a street stub for future development; 3) the private drainage easement that runs through the northwest corner of the parcel will require a drainage easement amendment which is under the jurisdiction of the Johnson County Drainage Board.

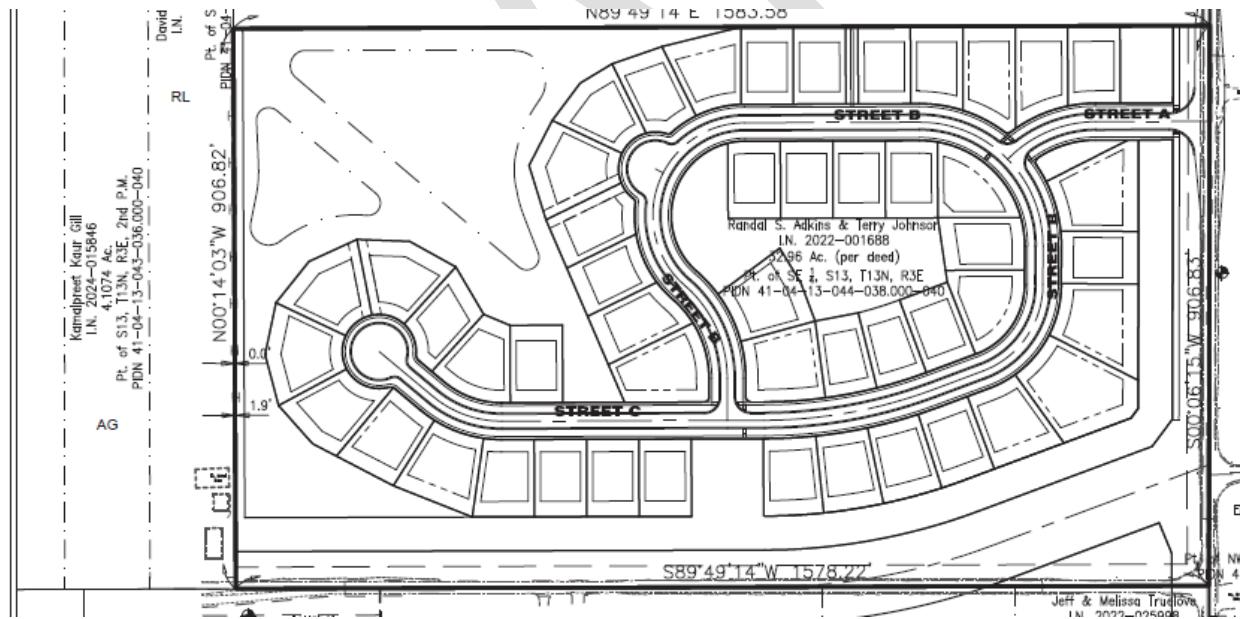
David and Diana Curin (in person), 1296 W. Smokey Row Road, 46143; and Montell K. Johnson (in person), II, 1903 W. 600N, Whiteland, 46184 were administered the oath. Mr. and Mrs. Curin

addressed the Commission with concerns regarding their eastern property line which horses and donkeys graze along of the proposed development. The Curins requested that a fence and berm be installed to create a buffer to reduce the risk of trespassing; they expressed concern with noise and lighting which can be detrimental to the animals' health. Mr. Johnson addressed the Commission with a request that a tree berm be required along the frontage of the development; and voiced concerns for road improvements to Tracey Road with the planned roundabout construction; lastly, he stated that current site work has already affected the drainage along the edge of his property and J.C. REMC electric station with standing water that had never been.

Mr. Mucci rebutted the concerns and stated that a vegetation berm is planned for the boundary line along the Curin's property, no fence is committed at this time. The private drainage easement will be redirected to the south and east, if approved through the Johnson County Drainage Board. There are currently no plans for improvements to Tracey Road and an official survey with metes and bounds recorded is planned to be completed. A Berm and trees are anticipated for the frontage of the development.

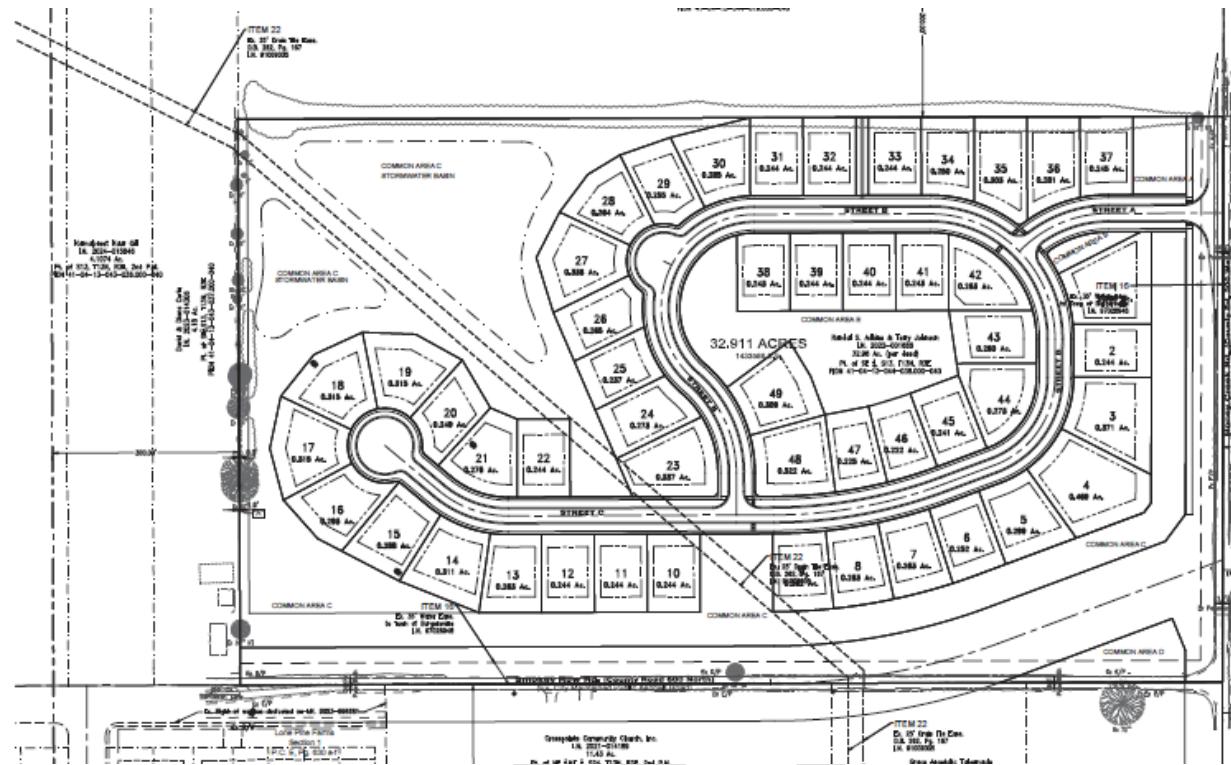
Excerpt of ORIGINALLY SUBMITTED PLAT reviewed by TRC; drawing 1 showing proposed lots; drawing 2 showing the private drainage easement

#1

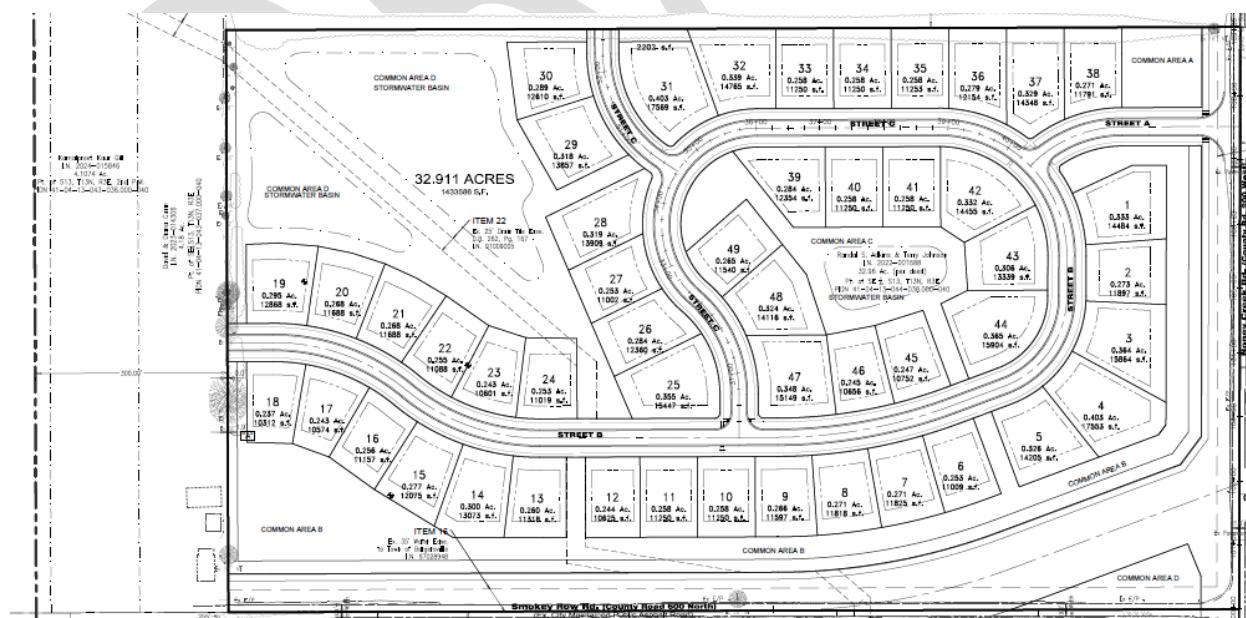


Monday, January 12, 2026

#2



Excerpt of REVISED SUBMITTED PLAT at PC 01-12-26 with street stubs and rerouted private drainage easement.



The public hearing was closed at this time. Lengthy discussion was conducted by the Plan Commission regarding the Curin's boundary line; the developer commits to include covenants to include trespass and harassment restrictions of the agricultural animals in? all future HOA By-Laws.; Regarding the concern on the noise and lighting along the boundary line, Mr. Lekse stated the changes to the plat show that only two lots will be along the west boundary line with retention ponds and common area running along the remaining portion of the boundary line.

Ms. Stambaugh moved to approve the proposed Adkins-Johnson Primary Plat for a residential subdivision, submitted by Bayer Baker on behalf of Grand Communities, LLC, Docket PC 2025-084, subject to the five (5) conditions recommended by the Technical Review Committee:

- 1) that the Commitments are recorded;
- 2) that all City Staff and outside review comments are addressed;
- 3) that Final outside review approval is obtained;
- 4) that correct layout of the roundabout is provided; and
- 5) that an adequate discharge point is identified, and a recorded easement is provided to a Water of the United States and/or regulated drain,

AND additionally with the following commitments:

- 6) A substantial landscape screening shall be required along the entirety of the shared property line with the equine facility. The buffer shall include a combination of fencing and vegetative screening adequate to incorporate agricultural/equine compatibility measures to mitigate negative impact on the adjacent equine facility, to be reviewed and approved by Planning Staff prior to secondary plat. This will be included in the covenants of the subdivision.
- 7) All future homebuyers shall receive an Agricultural Operations Disclosure noting adjacency to an active equine facility, to be provided within closing documents.

because the primary plat complies with the Unified Development Ordinance Subdivisions standards, 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 Mr. Milbourn. Roll Call Vote: Mr. Shell, Mr. King, Ms. Stambaugh, Mr. Peoni, Mr. Walker, Mr. Milbourn, Mr. Price, and Mr. Lekse (8-0) **MOTION CARRIED**.

PC2025-040 Honey Creek Section 4 – Landscape Waiver, petitioner, Kevin Sumner, on behalf of Lennar Homes of Indiana, requests a subdivision waiver from the following section of the Unified Development Ordinance, Section 10-03-06 (H) Streetscaping, to relocate 24 of the required 121 street trees to common areas and buffer yards.

Greg Binter (virtual), Lennar Homes, 11555 N. Meridian Street, St. 400, Indianapolis 46032 addressed the Commission Request: We request the ability to relocate 24 of the required 121 street trees to common areas and buffer yards around the project based upon staff direction and review. The approximate percentage of relocated street trees would be 20% of the required plantings, subject to staff approval. Due to driveways and utility locations, we cannot fit all street trees next to the street. We plan to plant the same number of trees required by the ordinance, put as many as possible along the streets, and then add the leftover number of trees to common areas.

Ms. Liebman stated staff recommends approval of the waiver conditional that the priority tree placement relocates in common areas with trails, placing the trees near the trail alignment.

Mr. Walker moved that the request of Wiehe Engineers on behalf of Lennar Homes of Indiana, LLC, for a waiver of the requirements of the Unified Development Ordinance, Greenwood Municipal Code, Sec. 10-03-06 Landscaping and Buffering, H., that specifies the planting of one street tree per 40 linear feet of frontage on center, to allow relocation of 24 of the required 121 street trees to common areas and buffer yards around the subject project due to driveway and utility location conflicts, **be approved, with the condition that priority tree placement relocates in common areas with trails, placing the trees near the trail alignment**, and that the Plan Commission find that Lennar Homes of Indiana, LLC **has met the criteria** set forth by Greenwood Municipal Code Sec 10-04-03 K. for the waiver, for the reasons set forth in its request for the waiver and as presented, seconded by Mr. Price. Roll Call Vote: Mr. Shell, Mr. King, Ms. Stambaugh, Mr. Peoni, Mr. Walker, Mr. Milbourn, Mr. Price, and Mr. Lekse (8-0) **MOTION CARRIED**.

Announcements

None.

Adjournment

Mr. Lekse moved to adjourn the meeting at 8:17 p.m.

John Shell, President

Amanda Leach,
Acting Recording Secretary