

Call to Order

Members Present: Josh King, Steve Milbourn, Michael Probst, Brian Walker, John Price, Cherri Stambaugh. Members attended in-person with the option to use Zoom. John Shell attended via zoom.

Also present: Planning Director Gabe Nelson, City Engineer Paul Peoni, City Attorney Shawna Koons, Recording Secretary Miranda Traylor, and Exos IT Steven Crook.

Mr. King called the meeting to order at 7:00 p.m.

Approval of Meeting Minutes

Mr. Milbourn moved to approve the minutes from November 24, 2025, seconded by Mr. Price. Vote: Mr. Shell, Mr. King, Mr. Probst, Mr. Milbourn, Ms. Stambaugh, Mr. Price and Mr. Walker. (7-0). **MOTION CARRIED.**

Special Requests/Continuances

PC2025-079 Swartz Farms Zone Map Change, John Cunningham, on behalf of J. Greg Allen & Associates, Inc, requested a continuance to the January 12, 2026 Plan Commission meeting.

Mr. Nelson explained that the Petitioner was requesting a continuance to the January 12 meeting due to a legal description that led to an incomplete application.

Mr. Cunningham explained that the continuance was due to a missing legal description for the proposed Residential Attached Single-Family (RA) zone that needed to be defined and outlined exactly where the product will be on the new zone map, which they were not aware of, they will come back at the January meeting with the new cohesive development.

Mr. Walker moved to continue to January 12, seconded By Ms. Stambaugh. Votes: Mr. Shell, Mr. King, Mr. Probst, Mr. Milbourn, Ms. Stambaugh, Mr. Price and Mr. Walker. (7-0). **MOTION CARRIES.**

PC2025-081 Church Property Zone Map Change, John Cunningham, on behalf of J. Greg Allen & Associates, Inc, requests a continuance to the January 12 Plan Commission

Mr. Cunningham stated the reasoning for the continuance was the same as for PC2025-079.

Mr. Walker moved to continue to the January 12, seconded by Mr. Price. Vote: Mr. Shell, Mr. King, Mr. Probst, Mr. Milbourn, Ms. Stambaugh, Mr. Price and Mr. Walker. (7-0). **MOTION CARRIES.**

Findings of Fact

None

Old Business

PC2025-070 Worthsville Development Lot 1/Block D Plat Vacation, Petitioner, David Marks, on behalf of Endress+Hauser Inc, requested a partial plat vacation of Lot 1 and Block D from the Worthsville Development Subdivision to accommodate these areas to then be incorporated into the Endress+Hauser Commercial Subdivision Replat

Mr. Walker stated that he is employed by Endress+Hauser and recused himself from discussion and voting due to a conflict of interest.

Ms. Koons explained that this petition was redocketed. The public hearing was conducted at the November 10 meeting; however, no official action was taken at that time. Indiana statute requires approval by a majority of the entire membership, which required at least five affirmative votes. The prior vote resulted in a four-to-four tie, necessitating reconsideration.

Mr. Nelson stated that although the public hearing had already been closed, staff and the petitioner were present to answer questions and that Commission deliberation was appropriate.

Ms. Stambaugh asked for clarification regarding the intent of the plat vacation. Mr. Nelson explained that the intent is to consolidate the subject areas into a single Endress+Hauser plat through a replat, while preserving necessary easements and removing the property from the existing subdivision plat.

Ms. Stambaugh asked whether anything had changed since the November 10 meeting, including staff's recommendation. Mr. Nelson explained that the replat is dependent upon approval of the plat vacation, as the vacation provides clarity regarding easements and property boundaries.

Mr. Peoni stated that earlier confusion stemmed from drainage easement concerns. After reviewing operation and maintenance documentation and consulting with Endress+Hauser, it was clarified that the Endress+Hauser and UNICORP parcels are separate and not dependent on one another for drainage.

Mr. King stated that Commissioners had previously expressed concern about approving the vacation and replat separately.

Ms. Koons asked whether staff's recommended conditions had changed. Mr. Nelson stated that if approved, staff would recommend a condition requiring the new plat to be recorded upon completion.

Ms. Stambaugh moved to approve the petition filed by Endress + Hauser to vacate Lot 1 and Block D of the Worthsville Development Commercial Plat Because: conditions in the platted area have changed so as to defeat the original purpose of the plat; the value of that part of the land in the plat not owned by petitioner will not be diminished by the vacation, subject to the following conditions: All easements, covenants and restrictions are to remain the same; that its continent upon the new

plat being completed and recorded; and to direct the President to sign in the Commission's behalf the Notice of Determination regarding the approval of the vacation as prepared by the Planning Director, and to direct Petitioner, at its expense, to furnish a copy of the Notice of Determination to the County Recorder for recording, seconded by Mr. Milbourn. Vote: Mr. Shell, Mr. King, Mr. Probst, Mr. Milbourn, Ms. Stambaugh, Mr. Price. (6-0). **MOTION CARRIES.**

Old Business from the Floor

None

New Business

PC2025-072 E+H Primary Replat, Petitioner, David Marks, on behalf of Endress+Hauser Inc, requested Primary Plat approval for approximately 93.307 acres located at 2350 Endress Place (between Worthsville and Pushville)

The public hearing was opened.

David Marks, 1060 North Capitol Avenue, Indianapolis, Indiana, 46204 was administered the oath.

Mr. Marks shared a graphic and explained he was there requesting primary plat approval for the Endress+Hauser's full campus, to include the two previously approved plat vacations. Mr. Marks stated the purpose of the request was to combine lots, address deed issues, clean up easements, and add access easements between the lots. Mr. Marks clarified that with the primary replat there are no improvements that they are proposing.

The public hearing was closed.

Mr. Nelson explained that staff was unfavorable in the tech report, however, if both plats were vacated, a favorable recommendation was possible and desired. The staff noted that Endress+Hauser needed to get outside review approval, which was approved and came in on Friday of the previous week, so staff was favorable. Mr. Nelson clarified there are no conditions for the docket.

Ms. Stambaugh moved to approve the proposed Primary Re-plat of Endress+Hauser, submitted by V3 Companies on behalf of E+H Docket PC 2025-072, 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 Re-plat as prepared by the Planning Director. Seconded by Mr. Price. Vote: Mr. Shell, Mr. King, Mr. Probst, Mr. Milbourn, Ms. Stambaugh, Mr. Price (6-0). **MOTION CARRIES.**

PC2025-078 Greenwood Meadows Lot 4, 5, 6 Plat Vacation, Petitioner, Gregory Ilko, on behalf of Residential Care IX, LLC, requested a plat vacation of Lots 4, 5, and 6 of Greenwood Meadows subdivision to combine with an adjoining, unplatted parcel for a new Commercial Subdivision Plat

The public hearing was opened.

Dustin Myers, 115 North 17th Avenue, Beach Grove, Indiana, 46107, was administered the oath.

Wes Jackson, 6900 South Gray Road, Indianapolis, Indiana 46237, was administered the oath.

Mr. Myers stated that the request was for a plat vacation in anticipation of a future primary plat to be known as Greenwood Place. He explained that the subject site is located in the far northwest corner of the City of Greenwood, on the south side of County Line Road, approximately one-quarter mile west of State Road 135. Mr. Myers noted that the property is currently zoned Commercial Medium and consists of undeveloped or vacant lots. He explained that the plat vacation would allow Lots 4 through 6 to be incorporated into a future development that would include residential structures, a clubhouse, and a detention facility, which would be reviewed as part of a future primary plat petition.

The public hearing was closed.

Mr. Nelson stated that staff was supportive of the request with no conditions, finding that the petition met the required criteria and that the existing plat no longer serves its intended purpose in this area.

Mr. Milbourn moved to approve the petition filed by Residential Care IX, LLC to vacate Lots 4, 5, and 6 of the Greenwood Meadows Subdivision Plat because: conditions in the platted area have changed so as to defeat the original purpose of the plat; It is in the public interest to vacate part of the plat; and the value of that part of the land in the plat not owned by petitioner will not be diminished by the vacation, to direct the Vice President to sign in the Commission's behalf the Notice of Determination regarding the approval of the vacation as prepared by the Planning Director, and to direct Petitioner, at its expense, to furnish a copy of the Notice of Determination to the County Recorder for recording. Seconded by Mr. Walker. Votes: Mr. Shell, Mr. King, Mr. Probst, Mr. Milbourn, Ms. Stambaugh, Mr. Price and Mr. Walker. (7-0) **MOTION CARRIES.**

PC2025-069 Greenwood Place Primary Plat, Petitioner, Gregory Ilko, on behalf of Residential Care IX, LLC, requested Primary Plat approval for approximately 3.81 acres located at 3471 W County Line Rd

The public hearing was open.

Dustin Myers, 115 North 17th Avenue, Beach Grove, Indiana, 46107, was administered the oath.

Wes Jackson, 6900 South Gray Road, Indianapolis, Indiana 46237, was administered the oath.

Mr. Myers described the primary plat layout, noting that it includes six multi-family residential structures, a clubhouse and amenity area located in the southwest corner of the development, a retention facility, and the necessary access roadways and sidewalks for the overall project. Mr. Marks stated that a waiver request would be needed due to the garage components and the ordinance requirement for a five-foot planting area adjacent to front facades. Mr. Nelson explained that the department had not received a waiver request and that the landscaping strip should have been removed from the primary plat; however, the waiver would be required during the commercial site plan and secondary plat process.

The public hearing was closed.

Mr. Nelson stated that the Technical Review Committee's report was brief and contained only a few comments to be addressed. Staff was supportive of the petition, subject to several conditions: removal of the five-foot landscaping strip from the plat, as staff preferred not to include it as a blanket easement requirement; addressing remaining city comments through the site plan approval process; receipt of final outside review approval; and approval of the associated plat vacation and lot size variance.

Ms. Stambaugh moved to approve the proposed Primary Plat of Greenwood Place, submitted by CrossRoad Engineers, P.C., Docket PC 2025-069, subject to the four recommended Technical Review Committee conditions: that the 5' landscaping be removed; that all comments be addressed; the receipt of final outside review approval, because the primary plat complies with the Unified Development Ordinance Subdivisions standards, and to direct the Vice 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. Votes: Mr. Shell, Mr. King, Mr. Probst, Mr. Milbourn, Ms. Stambaugh, Mr. Price and Mr. Walker (7-0). **MOTION CARRIES.**

PC2025-073 Octave Primary Plat, Petitioner, Praveen Rajanahalli, requested Primary Plat approval for approximately 0.8 acres located at 141 E County Line Rd

The public hearing was opened

Andrew Gorman, 13520 Shakamac Drive, Carmel, Indiana 46032, was administered the oath.

Mr. Gorman explained that the plat is located at the southwest intersection of County Line Road and Sherman Drive. He stated that the property is being platted into a single lot, removing existing property lines. Following primary plat approval, the petitioner intends to establish a condominium development consisting of four buildings with a total of eight residential units. Mr. Gorman stated that the petitioner is in agreement with the planning department's comments and recommendations.

Marissa Bossingham, 1189 Jody Court, Greenwood, Indiana 46143, was administered the oath.
Doug Bossingham, 1189 Jody Court, Greenwood, Indiana 46143, was administered the oath.

Ms. Bossingham stated that she and Mr. Bossingham were unable to attend the previous meeting due to work commitments. She expressed concerns regarding the proximity of the proposed development to their backyard, noting that they have three daughters who play in the area. Ms. Bossingham asked whether the project had already been approved and requested clarification on the current stage of the process.

Mr. King explained that the original plat vacation had already been approved and that the Commission was now reviewing the submitted primary plat.

Ms. Koons explained that if a project meets the subdivision standards outlined in the Unified Development Ordinance, it must be approved, and that denial would require specific findings identifying which standards were not met.

Mr. King clarified that the Commission's review at this stage focuses on property lines and subdivision standards, not the specific building designs.

Mr. Nelson further clarified that the primary plat review relates to drainage easements, rights-of-way, property configuration, and other requirements of the subdivision control ordinance.

Mr. Bossingham requested clarification on the next steps in the process, including timeline expectations. He expressed concern about how close the new development would be to their property and whether it would extend to the creek line near the existing easement, as well as what future changes might occur behind their home.

Mr. Gorman returned to the podium to clarify the proposed fencing, stating that a six-foot-tall shadowbox fence would likely be installed along the entire west and south property lines.

The public hearing was closed.

Mr. Nelson explained that the development consists of four two-story residential buildings, divided into four separate structures, each containing two units. He noted that the condominium association would manage the common areas, including surrounding yard space, and that some overflow parking for guests is proposed. These elements will be further reviewed during the secondary plat and residential site plan process.

Mr. Nelson displayed the plats on the screen and stated that staff was supportive of the petition, subject to several conditions: that all staff comments be addressed; receipt of final outside review approval; documentation of zoning map changes; recording of commitments; and finalization of the plat vacation. Mr. Nelson described Block A as being capable of division into a maximum of eight lots. He noted the access point from County Line Road leading to a T-intersection with proposed overflow and parallel parking spaces, which will be evaluated further during secondary plat and site plan review.

Mr. Walker asked for clarification regarding the location of the proposed shadowbox fencing. Mr. Gorman stated that the fence would run along the entire west and south property lines.

Mr. Probst asked about the swale running through the property and whether an analysis had been conducted to ensure the project would not create drainage issues. Mr. Gorman responded that, under City of Greenwood requirements, the development will result in a reduction in overall site runoff.

Ms. Stambaugh informed residents that project information, agendas, and supporting documents are available on the City's website. She explained that the Commission's role is to determine whether petitions comply with applicable ordinances and regulations, rather than to approve or deny projects based on personal preference.

Mr. Walker moved to approve the proposed Primary Plat of The Octave residential subdivision, submitted by Gerdorn Engineering, Docket PC 2025-073, subject to the four conditions recommended by the Technical Review Committee: that all comments are addressed; receipt of final outside review approval; the recording of the zoning commitments set forth in Ord. 25-27; and finalization of plat vacation, 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. Vote: Mr. Shell, Mr. King, Mr. Probst, Mr. Milbourn, Ms. Stambaugh, Mr. Price and Mr. Walker (7-0). **MOTION CARRIES.**

PC2025-075 Wynfell Annexation/Zone Map Change, Petitioner, Tony Bagato, on behalf of Arbor Homes, requested to annex 42.38 acres located between Combs Road and Five Points Rd just north of 756 Five Points Road. The proposed zoning is Residential Medium (RM)

Tony Bagato, 9225 Harrison Park Court, Indianapolis, Indiana, was administered the oath.

Mr. Bagato described the proposed residential development, consisting of approximately 66.45 acres located between North Combs Road and North Five Points Road, east of the Sagebriar community and south of an existing Pulte subdivision. He explained that the concept plan proposes 164 single-family homes with minimum lot widths of 60 feet, some up to 71 feet, resulting in a density of approximately 2.47 units per acre. The development includes two access points from Combs Road and Five Points Road, internal street connections to adjacent developments, and future street stubs for additional connectivity.

Mr. Bagato stated the project would include approximately 15.57 acres of open space and pond area, representing about 23% of the site, along with proposed amenities such as walking trails and playgrounds. He described the housing as a mix of ranch and two-story homes, ranging from approximately 1,600 to 3,100 square feet, with optional features including basements and three-car garages. Construction is anticipated to begin in late 2026, with full buildout by approximately 2030.

Michael Meyers, 756 North Five Points Road, Greenwood, Indiana 46143, was administered the oath.

Mr. Meyers expressed concerns regarding potential impacts on property values, lack of fencing between properties, increased police presence, and light pollution.

Mr. Bagato responded that Arbor Homes has a strong track record of quality development, stated that infrastructure improvements can increase surrounding property values, and noted that a traffic impact study has been completed.

The public hearing was closed.

Mr. Nelson stated that staff supported the annexation and recommended approval of the zone map change from AR (county zoning) to RM (Residential Medium). He explained that staff recommends completion of a traffic impact study, establishment of a donation amount for roundabout and traffic improvements based on study findings, coordination with the City Engineering Division for roadway improvements, consideration of pedestrian crossings to support

future trail connectivity, and coordination to align the Five Points Road entrance with the Sagebriar entrance where feasible.

Ms. Stambaugh asked about mixed-density housing. Mr. Bagato stated that Arbor Homes does not construct attached housing products and that the proposed development aligns with nearby residential communities.

Mr. King asked about street stubs shown on the concept plan. Mr. Bagato stated they are intended for future development connections.

Ms. Stambaugh asked about ditch taxes. Mr. Nelson explained that drainage assessments are administered by the county surveyor and may continue following annexation.

Mr. Milbourn moved that the petition for annexation of approximately 66.45 acres known as the Indy Land Group, Inc. and Robert and Cinda Taylor properties generally located near 760 Five Points Rd., between Five Points Rd. and Combs Rd, which are contiguous to the City of Greenwood, Johnson County, Indiana, and its zoning designation as RM- Residential-Medium Lot Format 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 with the following commitments: A traffic study shall be completed; Work with Engineering and Planning Staff to determine a restrictive donation amount for the proposed Five Points/Main and Combs/Main roundabouts; Combs Road and Five Points Road improvements shall be completed in coordination with the City Engineering Division; Work with Engineering to provide a pedestrian crossing of Combs Road and Five Points Road to connect to trail systems; An effort shall be made to align the entrance of five points Road with the entrance of Sagebriar. This alignment aims to improve traffic flow, safety, and enhance the overall area. Staff will coordinate with relevant stakeholders to ensure this commitment is effectively implemented. Staff recognize that we cannot place a commitment on properties that are external to this petition. Seconded by Mr. Probst. Vote: Mr. Shell, Mr. King, Mr. Probst, Mr. Milbourn, Ms. Stambaugh, Mr. Price and Mr. Walker (7-0). **MOTION CARRIES.**

PC2025-076 Adkins-Johnson Zone Map Change, Petitioner, Brian Tuohy, on behalf of Grand Communities, LLC, requests a zone map change for approximately 32.96 acres located in the northwest corner of Smokey Row Rd and Honey Creek Rd. The current zoning district is Agricultural (AG) and the proposed zoning district is Residential Medium (RM) to develop this property as detached single-family residences

The public hearing was opened.

Brian Tuohy, 9294 North Meridian Street, Indianapolis, Indiana 46260, was administered the oath.

Mr. Tuohy introduced representatives of Grand Communities, LLC and Fisher Homes, including Curtis Mucci, Amanda Deirdorf, Gavin [last name not provided], and Wallace [last name not provided] from Bayer and Becker.

Mr. Tuohy explained the request to rezone approximately 33 acres at the northwest corner of Honey Creek Road and Smokey Row Road from AG to RM to allow for development of 49 single-family lots. He described surrounding land uses, which include residential subdivisions to the north and west, churches and a substation to the south, and nearby commercial uses along State Road 135. He stated that the Comprehensive Plan designates the area for mixed-density residential development.

Mr. Tuohy described a preliminary concept showing 49 lots with access from Honey Creek Road and right-of-way dedication for a future roundabout at the Tracy Road and Smokey Row Road intersection. The proposed density is approximately 1.4 units per acre, with average lot sizes of approximately 10,000 square feet. Proposed homes would range from approximately 2,600 to 3,600 square feet.

Mr. Tuohy stated that the petitioner is supportive of staff's recommended commitments, including a traffic impact study, trail coordination, and collaboration with engineering and planning staff. He requested coordination regarding the timing of roadway construction to avoid conflicts with future roundabout installation.

The public hearing was closed.

Mr. Nelson stated that staff supports the request, noting that the proposal is consistent with the Comprehensive Plan and surrounding zoning patterns. He explained that while the development would be zoned RM, the proposed housing type represents a distinct product that is compatible with nearby residential and commercial zoning districts.

Ms. Stambaugh asked about the development timeline. Mr. Tuohy stated that construction is anticipated to begin in fall 2026, with an estimated three-year buildout.

Mr. Nelson asked whether the proposed renderings included side-load garages.

Curtis Mucci, 3940 Olympic Boulevard, Erlanger, Kentucky 41018, was administered the oath.

Mr. Mucci confirmed that both front-load and side-load garages are permitted.

Ms. Koons reminded the Commission of the statutory considerations for zone map changes, including existing conditions, appropriate land use, property values, and orderly development.

Ms. Stambaugh moved that the petition for a Zone Map Change to rezone approximately 32.96 acres of land located at the northwest corner of Smokey Row Road and Honey Creek Road, within the City of Greenwood, Johnson County, Indiana, from AG – Agricultural District to RM-Residential-Medium Lot Zone, 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, with the following commitments: The development shall comply with all applicable design, landscaping, buffering, and subdivision standards outlined in the Unified Development Ordinance (UDO); Trails shall be designed and constructed in accordance with the Greenwood Future Trail Network Map and applicable trail standards in the Comprehensive Plan and UDO; A traffic impact study (TIS) shall be completed. Scope TIS parameters with the Engineering Division; Work with engineering and planning staff to determine a restrictive donation amount, based upon TIS, for the proposed future roundabouts at Honey Creek Rd/Smokey Row Road/Tracy Road and Honey Creek Road/Whiteland Road; Roadway improvements along the entire Honey Creek Road frontage for this project, including roadway widening to 12'-0" lanes (both sides), mill & 1 1/2" overlay of entire roadway across entire frontage along with acceleration/deceleration lanes and passing blister. Proper right-of-way dedication, including the depiction of the proposed roundabout or intersection realignments at Honey Creek Road/Smokey Row Road/Tracy Road, to be shown on plans. Improvements/alignment shall be completed in coordination with the Engineering Division; Any recommendations or improvements identified by the TIS shall be coordinated with the Engineering Division. Seconded by Mr. Walker. Votes: Mr. Shell, Mr. King, Mr. Probst, Mr. Milbourn, Ms. Stambaugh, Mr. Price and Mr. Walker (7-0). **MOTION CARRIES.**

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

The docket has been continued till the January 12 meeting.

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

The docket has been continued till the January 12 meeting.

New Business from the Floor

None

Announcements

None

Adjournment

Mr. Probst adjourned the meeting at 8:38 pm

John Shell, President

Acting Recording Secretary