

Members Present

John Shell, Josh King, Jim Peck, Michael Probst, Charrie Stambaugh, Steve Milbourn, and Brian Walker. Members attended in-person with the option to use Zoom.

Approval of Meeting Minutes

Ms. Stambaugh moved to approve the meeting minutes from January 27, seconded by Mr. Probst. Vote: Ayes: Vote: Ayes: Mr. Peck, Mr. Probst, Ms. Stambaugh, Mr. Milbourn, and Mr. Walker. Vote: Ayes: (5-0) Mr. Shell and Mr. King abstained. **MOTION CARRIES.**

Special Requests/Continuances

PC2022-019 Village Pantry Commercial Site Plan Extension to 2/16/27

Trent Baxter requested a two-year extension to February 16, 2027.

Mr. Nelson explained staff has put some considerable amount of review into this project. Staff is favorable of the project.

Mr. King move to grant Petitioner's request for an extension of its commercial site development plan approval, Docket PC2022-019, approved by the Technical Review Committee on June 15, 2022, extending the plan approval for a period of two additional years, to expire February 16, 2027, seconded by Mr. Milbourn. Vote: Ayes: Vote: Ayes: Mr. Shell, Mr. King, Mr. Peck, Mr. Probst, Ms. Stambaugh, Mr. Milbourn, and Mr. Walker. Vote: Ayes: (-0) **MOTION CARRIES.**

PC2024-071 E+H Automation Instrumentation Primary Plat, Withdrawn.

Mr. Nelson explained Endress+Hauser is postponing this and will re-submit later on once they know their game plan.

New Business

PC2024-056 Chase Bank Landscape Waiver, petitioner, Chad Mayes, on behalf of Kimley-Horn, requests a subdivision waiver from the following sections of the Unified Development Ordinance:

1. Section 10-03-06 (J)(2)(d) Parking Lot Perimeter Landscaping, to waive the additional buffer area, 10 feet in width, between the parking lot landscaping and the edge of the right-of-way, when abutting a primary or secondary arterial

Chad Mayes, Kimley-Horn, 500 E 96th Street Suite 300, Indianapolis, presented this project. This is for the proposed Chase Bank at Smokey Row Road and SR 135. Mr. Mayes requested the landscaping requirement be reduced on Smokey Row Road.

The proposed Chase Bank is 3,410 square feet. Mr. Mayes presented the site plan. There is a trail that follow the perimeter. This landscape buffer is not achievable along Smokey Row Road.

They are able to provide 8.5-13 feet. There are existing utilities in this area.

Staff does recommend approval. Mr. Nelson stated staff is favorable. Typically, there would be five feet landscaping. They will be exceeding it throughout the entire site. Another challenge at this site is the ROW. The ROW is owned by INDOT. They are currently working with the state. Mr. Probst asked if there will be a connection to Smokey Row Road intersection from the trail. Mr. Nelson explained there is a proposed development to the north by Lennar. A condition of their approval is to the provide connection.

Mr. Peck explained they have been coordinating with INDOT at this location. There was discussion about the roundabout.

Ms. Stambaugh moved that the request of Kimley-Horn on behalf of JP Morgan Chase Bank, N.A. for a waiver of the requirement of the Unified Development Ordinance, Greenwood Municipal Code Chapter 10, Sec. 10-03-06 J. 2. d., that specifies an additional 10' wide buffer area beyond the required 5' wide landscaped area between the parking lot landscaping and edge of right-of-way when the parking lot abuts a Primary or Secondary Arterial, to vary the width of the additional buffer area so the total landscaping width will be approximately 8.5 to 13 feet in certain areas, because the constraints of the existing site, including existing utility, pedestrian trail, and drainage locations, limit the ability to comply with landscape requirements, **be approved**, and that the Plan Commission find that Petitioner **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 **?**. Vote: Ayes: Mr. Shell, Mr. King, Mr. Peck, Mr. Probst, Ms. Stambaugh, Mr. Milbourn, Mr. Price, and Mr. Walker. Vote: Ayes: (8-0) **MOTION CARRIES**.

1761 E. Main Street Order of Demolition

Kenneth Seal, Building Commissioner, City of Greenwood, 300 S Madison Avenue, was administered the oath.

Mr. Seal presented evidence to the Plan Commission. Mr. Seal explained both properties are through a single order. Mr. Seal explained the legal description. The property consists of three separate structures. These structures are dilapidated and meet the definition of an unsafe building.

Mr. Seal explained there was a clearing operation last year. The property to the south has been habited and destroyed by vagrants. Mr. Seal explained that Greenwood Police Department has been dispatched 60 times in the past 24 months. Mr. Seal explained that many complaints were also connected to the Road Ranger gas station.

Mr. Seal stated it was not likely this structure would be repaired. All three buildings warrant removal. Exhibit 2 is a print out from the Secretary of State that identifies John Cord as the president of the company that owns these properties. Certified mail was sent to Mr. Cord that notified of the order and the public hearing. Exhibit 4 does depict some vulgar images on the walls. Mr. Seal does not advise anyone to visit the property without the police department.

The large accessory building is just west of the primary structure. Exhibit 5 contains the Greenwood Police report for criminal mischief. Mr. Seal presented many examples of police reports to the property.

Exhibit 8 was an incomplete 911 call.

Exhibit 9 was an agency assist to the cell tower. There is a large cell tower on the property. In this instance, there was a suicidal subject that needed assistance.

Exhibit 11 contains a complaint that there a sawed-off shotgun. Mr. Seal was not sure if the weapon was still in the custody of GPD.

Mr. Seal explained there are squatters. All three structures are dilapidated. They all do warrant demolition. Owners have been informed by law to appear here.

Mr. Seal stated this case was referred to him by Code Enforcement. The owner did come to Technical Review Committee with development plans. Those plans fell through.

Mr. Walker asked if anyone had contacted. Mr. Seal stated no one had contacted him.

Ms. Stambaugh asked if there was a listing agent on the property. Ms. Stambaugh stated it's been an eye sore. Mr. Shell asked if the tree removal was the first step in trying to improve the property. Mr. Seal stated Code Enforcement started to enforce some of the clearing measures. He was not sure why they had stopped. Mr. Seal explained the owner didn't want to spend anymore money on demolition.

Mr. Peck asked the Tech Review Committee meeting. Mr. Nelson explained they proposed multiple commercial uses including strip malls, hotels, and event center. Mr. Milbourn stated he's visited this property multiple times. Mr. Milbourn stated he had actually ran over the shotgun. There were people there are this particular time. This was about a year ago.

Mr. Seal explained that he has been at this site multiple times and doesn't believe anything can be salvaged. He stated there were a number of people when he visited. They did have Greenwood Police present to serve the order. Mr. Seal doesn't know why the owner is not present. It would be a disservice if these buildings were allowed to remain.

Ms. Stambaugh moved to approve the order to demolition, seconded by Mr. Milbourn. Vote: Ayes: Mr. Shell, Mr. King, Mr. Peck, Mr. Probst, Ms. Stambaugh, Mr. Milbourn, Mr. Price, and Mr. Walker. Vote: Ayes: (8-0) **MOTION CARRIES.**

283 Suncrest Drive Order of Demolition

Kenneth Seal, Building Commissioner, City of Greenwood, 300 S Madison Avenue, was administered the oath.

Mr. Seal explained the property owner has obtained his permit to correct the outstanding violations on his property and looks forward to gaining compliance. He withdrew this order.

Mr. Seal explained the owner building the structure without a permit. The fees were doubled. The structure is light framed, but it is attached to the home.

Draft Ordinance Fee Schedule Adopted by Common Council

Mr. Nelson explained they request an increase in fees for Planning and Building. The last fee update was 2013. This increase is to compensate the process without burdening tax payer money.

Mr. Nelson explained it cost \$35 to purchase the Comprehensive Plan. These increases are due to the increase cost of printing services, gas, resources, and staff time.

Mr. Nelson explained there were some fees that were decreased. These are for smaller projects that do not have a long review time. There were increases in variance petitions as well. This is due to the backlog of BZA variances. The price for dimensional variance is \$150.00. Many times people abuse the low price tag on the variance. It is not supposed to be something that is low price. Mr. Nelson explained how much work goes into the variances.

Mr. Nelson did add a fee for waivers. Historically, Greenwood has not charged for landscape waivers. Mr. Nelson explained staff spends a lot of time doing these reviews. Mr. Nelson did remove the special exemption for church and schools. Mr. Nelson explained they are working to make sure churches are allowed in all zones. Schools are allowed in all zones as well. Mr. Nelson explained these fees reference an old UDO.

Mr. Nelson explained the impact of the larger developments.

Mr. Nelson explained they are adding a zoning verification letter fee as well. Zoning verification letter is typically from a loaning institution. Mr. Nelson explained they have worked to set up a form for this and would like to include a fee.

Mr. Nelson stated tonight is just the recommendation.

Mr. King asked if this puts in line with other cities. Mr. Nelson explained currently they are not in line. Ms. Stambaugh complimented that he has done his research. Mr. Nelson stated they have

worked hard to put this together. He explained this isn't to make money or a profit. This is to cover staff time and to prevent tax payers from subsidizing.

Mr. Nelson explained it's a recommendation, not a final action.

Mr. King moved to provide a favorable recommendation, seconded by Ms. Stambaugh. Vote: Ayes: Mr. Shell, Mr. King, Mr. Peck, Mr. Probst, Ms. Stambaugh, Mr. Milbourn, Mr. Price, and Mr. Walker. Vote: Ayes: (8-0) **MOTION CARRIES.**

Announcements

Mr. Probst asked if there would be an opportunity in the UDO to require a neighborhood meeting to identify potential issues. Mr. Nelson explained that he would have to consult with Legal. It may be more appropriate separate from the Plan Commission. Planning staff does always encourage to meet with neighborhood groups before the meeting. Mr. Nelson stated Walker Farms did have Zoom meetings, but were not very productive. There was an industrial site that had a meeting and it did not move forward.

Planning does encourage petitioners to meet with the community.

Adjournment

Mr. Shell adjourned the meeting at 8:03PM.

John Shell
President

Stephanie R. Jarrett
Recording Secretary