

**Members Present**

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

Also present: Planning Director Gabriel Nelson, City Planner Alyssa Liebman, City Attorney Shawna Koons, Recording Secretary Stevie Jarrett, and Exos IT Monty McDougal.

**Approval of Meeting Minutes**

Mr. Milbourn moved to approve the minutes from April 14, 2025, seconded by Mr. Walker. Vote: Mr. King, Mr. Peck, Mr. Milbourn, Mr. Price, Mr. Probst, and Mr. Walker. (6-0-1). **MOTION CARRIES.** Mr. Lekse abstained.

**Old Business**

**New Business**

**PC2025-021 South Park Business Center Primary Re-Plat Block B**, petitioner, Donna Smithers, on behalf of Phoenix South Park LLC, requests Primary Re-Plat approval for approximately 17.58 acres located in the northeast corner of Main Street and Emerson Avenue.

The public hearing was opened.

Donna Smithers, 6125 Southeast Street, Indianapolis, IN, 46227, was administered the oath.

Ms. Smithers explained there are two lots shown on this plat. The plans had been filed quite some time ago. There were parking agreements and going back and forth. The secondary plat will create Lots, 8, 9, and 10.

Ms. Liebman stated staff is favorable with this re-plat.

The public hearing was closed.

The public hearing was reopened.

Carrie Carmichael, 1150 South Park Drive, Greenwood, was administered the oath. Ms. Carmichael represented Refuge Church expressed concerns for traffic. South Park Association that manages the area is trying to manage South Park Drive.

Mr. Nelson explained Ms. Smithers is cleaning up the plat. The parking lot and the drive cut across the current lot. Mr. Nelson stated staff would be favorable of this becoming common area maintained by the HOA. Ms. Koons would have to research the plat. Ms. Carmichael asked what should they do? A lot of semis use this private drive and it is now torn up.

There were concerns for maintenance and safety of these roads.

Mr. Lekse asked about the LLC. The parking lot was owned by the LLC. The LLC was dissolved. There was discussion about buying the parking lot. Ms. Koons stated they will have to do a little more research.

There was discussion about the current parcel. The re-plat involves two parcels to the left and one parcel to the right.

The public hearing was closed again.

Mr. Price move to approve the proposed Primary Re-plat of Block B South Park Business Center, submitted by Northpointe Engineering & Surveying, Inc. on behalf of Phoenix South Park, LLC, Docket PC 2025-021, 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. Probst. Vote: Mr. King, Mr. Peck, Mr. Milbourn, Mr. Price, Mr. Probst, Mr. Lekse, and Mr. Walker (7-0).

### **MOTION CARRIES**

### **Planning Permit Applications**

Gabriel Nelson, Planning Director, 300 S Madison Avenue, presented these changes.

Mr. Nelson requested the approval for staff to update the applications to reflect new fees and information. Ms. Koons the motion will allow Mr. Nelson to amend applications from time to time.

Mr. Walker moved to approve and adopt the Site Development Plan, Final Plat Change, and Secondary Plat Application forms, as presented, and to authorize the Planning Director to amend the Applications from time to time as needed, in his discretion, seconded by Mr. Lekse. Vote: Mr. King, Mr. Peck, Mr. Milbourn, Mr. Price, Mr. Probst, Mr. Lekse, and Mr. Walker. (7-0).

Mr. Walker move to authorize the Planning Director to amend the following Application Forms from time to time as needed, in his discretion:

- Annexation
- Administrative Appeal
- Change in Previously Approved Commitments
- Dimensional Variance
- Permanent Signs
- Plat Vacation
- Primary Plat
- Residential Site Plan

- Special Use Exception
- Temporary Signs
- Use Variance
- Zone Map Change;

and to approve and adopt the Application forms, as amended, seconded by Mr. Probst. Vote: Mr. King, Mr. Peck, Mr. Milbourn, Mr. Price, Mr. Probst, Mr. Lekse, and Mr. Walker. (7-0).

**Announcements**

None.

**Adjournment**

Mr. King moved to adjourn the meeting at 7:20PM.

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Josh King  
Vice President

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Stephanie R. Jarrett  
Recording Secretary