



Advisory Plan Commission

Date: Monday, May 12, 2025

Time: 7:00 PM

Place: Council Chambers
Greenwood City Center Building
300 South Madison Avenue
Greenwood, IN 46142

Doors open at 6:45PM

This meeting will also be available via Zoom; if you desire to attend virtually, click “Join Zoom Meeting” below.

For assistance with or connecting to this meeting, please contact the After Hours IT Department Support Line at 317-868-0025.

MEETING AGENDA

- I. Call to Order**
- II. Approval of Minutes**
 - A. Meeting Minutes from [April 28, 2025](#)
- III. Special Requests/Continuances**
 - A. [PC2025-015 Creekstone Primary Plat](#), petitioner, Paul Claire, on behalf of Taylor Morrison of Indiana LLC requests a continuance to the May 28th Plan Commission Meeting.
- IV. Findings of Fact**

None.
- V. Old Business**
 - A. [PC2025-015 Creekstone Primary Plat](#), petitioner, Paul Clare, on behalf of Taylor Morrison of Indiana, LLC, requests Primary Plat approval for approximately 109 acres located between the Northern Park subdivision, Indy South Greenwood Airport, and Airport Parkway
- VI. Old Business from the Floor**

VII. New Business

- A. **PC2024-050 UDO Text Amendment**, the City of Greenwood (“City”) Unified Development Ordinance for the purpose to make modifications to the following divisions/sections:

Division I. Introduction and using this Ordinance: Sec. 10-01-10 (Rules for Interpreting District and Zone Boundaries on Official Zoning Map)

Division II. Districts and Zones: Sec. 10-02-11 (Master List of Uses by Zone and District) and Sec. 10-02-12 (Standards for Special Exceptions)

Division III. Generally Applicable Regulations: Sec. 10-03-08 (Signage), Sec. 10-03-09 (Fences and Screens), Sec. 10-03-13 (Accessory Uses and Structures) and Sec. 10-03-14 (Building Design Standards)

Division IV. Subdivisions: Sec. 10-06-16 (Street and Subdivision Names)

Division VII. Glossary

- B. **PC2025-002 Patel Minor Plat Waivers**, petitioner, Andrew Barkocy, on behalf Vip Patel, requests the modification Sec 10-06-01(A)(4)(c) and Section 10-06-03 (D) waivers approved on January 27, 2025 as the Patel Subdivision initially created two total lots and now desires to create three total lots instead.
- C. **PC2024-038 Honey Creek Sec 1 Waiver**, petitioner, Kevin Sumner, on behalf of Lennar Homes of Indiana, LLC, requests a landscape waiver from section 10-03-06 (H) to waiver to relocated 29 street trees to common areas.
- D. **PC2024-039 Honey Creek Sec 2 Waiver**, petitioner, Kevin Sumner, on behalf of Lennar Homes of Indiana, LLC, requests a landscape waiver from section 10-03-06 (H) to waiver to relocated 23 street trees to common areas.

VIII. New Business from the Floor

IX. Announcements

X. Adjournment

Join Zoom Meeting

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Members of the public wishing to observe the meeting may do so using the link provided on the website for this meeting. Public attendees will be muted and will have video disabled. Public comment will be handled according to

procedures to be announced by the presiding officer. In the event of an excessive number of participants or unforeseen technical or practical issues, the meeting may be terminated and restarted.

Next Meeting Date: Wednesday, May 28, 2025 at 7:00PM

In accordance with the American with Disabilities Act, the City of Greenwood is required to provide reasonable accommodations to persons with disabilities wishing to attend public meetings. Accommodations are available upon request to persons with disabilities who require alternately formatted materials, auxiliary aids, or reasonable modifications to policies and procedures to ensure effective communication and access to public meetings. If you require accommodation to attend the meeting, please contact James Peck, Public Access ADA Coordinator, at 300 S. Madison Avenue, Greenwood, Indiana 46142, Tel: (317) 887-5000, Fax: (317) 887-5616, or contact Telecommunications Relay Services (TRS) at 711 to relay your request. Please allow at least two business days to arrange accommodations.