

Members Present

John Shell, Josh King, Charrie Stambaugh, Michael Probst, Paul Peoni, John Price, and David Lekse. Members attended in-person with the option to use Zoom. Brian Walker and Steve Milbourn were absent.

Also present: Planning Director Gabriel Nelson, City Attorney Shawna Koons, Recording Secretary Stevie Jarrett, and Exos IT Chrissy Anderson.

Call to Order

Mr. Shell called the meeting to order at 7PM.

Approval of Meeting Minutes

Mr. Lekse moved to approve the amended minutes from May 12, 2025, seconded by Ms. Stambaugh. Vote: Mr. Shell, Mr. King, Mr. Probst, Mr. Peoni, Mr. Price, Ms. Stambaugh, and Mr. Lekse (7-0). **MOTION CARRIES.**

Special Requests/Continuances

Mr. Nelson introduced both PC2025-030 Lincoln Park Annexation and PC2025-036 Stonehill Annexation. He explained the applications would not be accepted as they were both incomplete. Mr. Nelson explained to keep an eye out for these in the future.

Old Business

PC2025-015 Creekstone Primary Plat, petitioner, Paul Claire, on behalf of Taylor Morrison of Indiana LLC

Mr. Shell stated Mr. Claire formally requested that this project be withdrawn.

Mr. Nelson explained that petitioners could not make the sewer infrastructure work for the current project. There is no action needed since it is being withdrawn.

New Business

PC2024-050 UDO Text Amendment, the City of Greenwood ("City") Unified Development Ordinance, to approve amendments proposed by the Common Council.

Mr. Nelson explained if they can agree with the changes made a report will be sent to the Common Council and the text amendments will be approved. If the Plan Commission does not agree with the changes, there will be a certified document that is sent to the Common Council.

The Common Council will then decide if they will move forward with their amendments or change them based on the report of the Plan Commission.

Mr. Nelson discussed one of the amendments to privacy fence gates. They do not want fence gates swinging into the sidewalk. Special exemptions for data centers were also modified. There was a typo where the word “trim” was missing. There were questions concerning the mortared masonry on side elevations when mortared masonry is required on front and rear elevations. Mr. Nelson briefly described the conversation that took place at Common Council.

Mr. Probst asked about regulations for fencing types specifically for commercial and industrial. Mr. Nelson explained that all fences need to be two feet back from the sidewalk. Also, the fence height can be taller in industrial zones. Razor wire should not be used on residential fences.

There were no other questions.

Ms. Stambaugh moved that Greenwood Common Council Ord. 25-13 regarding text amendments to the Unified Development Ordinance, as amended and passed by the Common Council May 19, 2025 be approved, and to direct the Planning Director to report the approval to the Greenwood Common Council in the Plan Commission’s behalf, seconded by Mr. Price. Vote: Mr. Shell, Mr. King, Mr. Probst, Mr. Peoni, Mr. Price, Ms. Stambaugh, and Mr. Lekse (7-0). **MOTION CARRIES.**

Old Business from the Floor

Alan Mathena, 6072 N 125 W, Whiteland, Indiana, asked for clarification about Stonehill. Mr. Nelson explained that the application for annexation was incorrect. Petitioners have met with staff and worked out a new timeline. The application fees were not paid as well.

Mr. Nelson stated that the notice of public hearing will be posted in the Daily Journal.

Announcements

There were no announcements.

Adjournment

Mr. Shell adjourned the meeting at 7:17PM.

John Shell
President

Stephanie R. Jarrett
Recording Secretary