

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. Steve Milbourn and Brian Walker were absent.

Also present: Planning Director Gabriel Nelson, City Planner Kevin Tolloty, City Attorney Shawna Koons, Recording Secretary Stevie Jarrett, and Exos IT Steven Crook.

Call to Order

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

Approval of Meeting Minutes

Mr. Lekse moved to approve the minutes from June 9, 2025, seconded by Mr. Probst. Vote: Ayes: Mr. Shell, Mr. King, Ms. Stambaugh, Mr. Probst, Mr. Peoni, Mr. Price, and Mr. Lekse (7-0) **MOTION CARRIED.**

New Business

PC2024-051 Grand Vista Section 3 - Landscape Waiver, petitioner, Kevin Sumner, on behalf of Lennar Homes of Indiana, requests a subdivision waiver from the following section of the Unified Development Ordinance:

1. Section 10-03-06 (H) Streetscaping, to relocate 11 of the required 277 street trees to common areas

Greg Binter, Lennar Homes, requested a waiver to relocate 11 street trees to common areas due to utility conflicts.

Mr. Tolloty stated that staff is in favor of this waiver request. Staff do ask that the trees be planted in common areas with preference to trails. Mr. Binter agreed to the trail condition.

Ms. Stambaugh moved that the request of Weihe Engineers on behalf of Lennar Homes of Indiana, LLC, for a waiver of the requirements of the Unified Development Ordinance, Greenwood Municipal Code, Sec. 10-03-06 Landscaping and Buffering, H., that specifies the planting of one street tree per 40 linear feet of frontage on center, to allow relocation of 11 of the required 277 street trees to common areas and buffer yards around the subject project due to driveway and utility location conflicts, be approved, and that the Plan Commission find that Lennar Homes of Indiana, LLC 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 Mr. Price. Vote: Ayes: Mr. Shell, Mr. King, Ms. Stambaugh, Mr. Probst, Mr. Peoni, Mr. Price, and Mr. Lekse, (7-0) **MOTION CARRIED.**

PC2025-034 Honey Creek Section 3 - Landscape Waiver, petitioner, Kevin Sumner, on behalf of Lennar Homes of Indiana, requests a subdivision waiver from the following section of the Unified Development Ordinance:

1. Section 10-03-06 (H) Streetscaping, to relocate 35 of the required 228 street trees to common areas.

Greg Binter, Lennar Homes, requested a waiver to relocate 35 street trees to common areas due to utility conflicts.

Mr. Tolloty stated that staff is in favor of this waiver request. Staff do ask that the trees be planted in common areas with preference to trails. Mr. Binter agreed to the trail condition.

Ms. Stambaugh moved that the request of Weihe Engineers on behalf of Lennar Homes of Indiana, LLC, for a waiver of the requirements of the Unified Development Ordinance, Greenwood Municipal Code, Sec. 10-03-06 Landscaping and Buffering, H., that specifies the planting of one street tree per 40 linear feet of frontage on center, to allow relocation of 35 of the required 228 street trees to common areas and buffer yards around the subject project due to driveway and utility location conflicts, **be approved, with the condition that priority tree placement relocates in common areas with trails, placing the trees near the trail alignment**, and that the Plan Commission find that Lennar Homes of Indiana, LLC **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 Mr. King. Vote: Ayes: Mr. Shell, Mr. King, Ms. Stambaugh, Mr. Probst, Mr. Peoni, Mr. Price, and Mr. Lekse, (7-0) **MOTION CARRIED.**

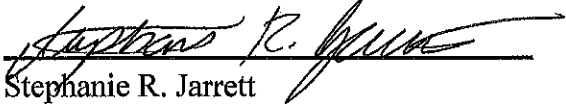
Announcements

Mr. Nelson explained that the agenda will now list the Plan Commission member's name, appointing authority, and length of term. Ms. Koons stated that House Bill 1509 created this requirement. It is only required to be listed on the agenda.

Adjournment

Mr. Shell adjourned the meeting at 7:09 PM.


John Shell
President


Stephanie R. Jarrett
Recording Secretary