

Members Present

Trent Pohlar, John Shell, Bob Dine, Josh King, Sheri Gardner, Monica (“Monica”) Magna, and Daniel Johnston. Tim Schrader attended via Zoom. Brian Walker was absent.

Also present, City Attorney Shawna Koons, Senior Planner Ed Ferguson, Recording Secretary Stevie Jarrett, and Greenwood IT.

Call to Order

Mr. Pohlar called the meeting to order at 7:00PM.

Approval of Meeting Minutes

Monica moved to approve the October 11, 2021 meeting minutes, seconded by Mr. King. Vote: Ayes: Mr. Pohlar, Mr. Shell, Mr. Dine, Mr. King, Monica, and Mr. Schrader. Abstained: Mr. Johnston and Ms. Gardner (6-0). **MOTION CARRIES.**

Special Requests/Continuances

None.

Old Business

PC2021-098 Kemp Rezone – Lennar Homes requests a zone map change for 43.59 acres at approximately 895 Pushville Road. The current zoning district is RL (Residential Large) and the proposed districts are RA (Residential Attached Single-Family) and RM (Residential Medium).

The public hearing was opened.

Attorney Brian J. Tuohy, 50 S Meridian, Greenwood, IN, was administered the oath.

Lennar Homes requests a rezone of 43.59 acres at Pushville Road. The property is owned by the Kemp Family trust. Lennar is a large home builder in Central Indiana that has been building since the 1970s.

The site is about 43 acres. The site is a farm field now. There is an active railroad track on the west side and Nachi is west of the railroad. Other industrial uses are to the north and northwest. Briarstone subdivision is directly north.

On the proposed primary plat, the left side shows the proposed residential attached homes. This would include 69 for sale town homes. On the right side, is the proposed Residential Medium. This would include 80 lots for detached single family homes.

The plan also includes a walking path and a playground.

The homes would be single family homes in the RM section. The sizes would range from 1600 square feet to 3000 square feet home. All of the homes would either have two or three car attached garages.

There were no remonstrators.

The public hearing was closed.

Monica asked about the placement of the townhomes.

Kevin Sumner, Weihe Engineers, was administered the oath.

Mr. Sumner explained that the buildings are only about 50 feet deep. The driveways will be in front. The visual is showing the lots lines and individual buildings.

Mr. Ferguson confirmed that all notices were in order.

Mr. Shell moved that the petition for a Zone Map Change to rezone approximately 43.59 acres of land located at the southwest corner of Pushville Road and Emerson Avenue, within the City of Greenwood, Johnson County, Indiana, from RL- Residential Large Lot Zone use to RA- Residential – Attached Single-Family Zone use and RM- Residential Medium Lot Zone use, as set forth therein, receive a **favorable** from this Commission to the Greenwood Common Council, and that the same be certified to the Greenwood Common Council in the form presented, with the commitments as presented, seconded by Monica. Vote: Ayes: Mr. Pohlar, Mr. Shell, Mr. Dine, Mr. King, Monica, Ms. Gardner, Mr. Schrader, and Mr. Johnston (8-0). **MOTION CARRIES.**

New Business

PC2021-026 Rise Landscape Waiver – Rise Commercial requests a landscape waiver from 10-03-06(G) reducing the foundational planting strip from 10' to 4'.

Andy Cash, 8070 Castleton Road, Indianapolis, IN, was administered the oath. Mr. Cash represented Rise Commercial.

The request is to reduce the landscape planting strip from 10 to 4'. Landscaping will be reallocated to a different area on the property.

The same property had been through the Board of Works for an encroachment request. This request was denied. Mr. Johnston asked if they would go before the Board again. Mr. Cash confirmed this.

Mr. Shell moved that the request of Rylinn Engineering on behalf of Jim Sapp, Rise Commercial District, for a waiver of the requirements of the Unified Development Ordinance, Greenwood Municipal Code Chapter 10, Article 25, Division III. Generally Applicable Regulations, Sec. 10-03-06 Landscaping and Buffering, G. Foundation Plantings, that specifies that commercial properties under 25,000 sq. ft. in gross floor area shall have a minimum 10' wide landscaping strip along the full length of the foundation facing the street, to permit a 4' landscaping strip along the foundation between the building and sidewalk and reallocation of the remainder of the required landscaping to other planting areas on the site, **be approved**, and that the Plan Commission find that Rylinn Engineering **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 waiver and as presented, seconded by Mr. King. Vote: Ayes: Mr. Pohlar, Mr. Shell, Mr. Dine, Mr. King, Monica, Ms. Gardner, Mr. Schrader, and Mr. Johnston (8-0). **MOTION CARRIES**

PC2021-085 Ridgetop Primary – Arbor Homes requests approval of a primary plat for 31.54 acres with 97 lots located at approximately 972 N Combs Road.

The public hearing was opened.

Lantz McElroy, Arbor Homes, 9225 Harrison Park Court, Indianapolis, was administered the oath.

The proposed location is just north of another Lennar site, The Retreat. Mr. McElroy is requesting favorable recommendation of a 97 lot subdivision with no waivers.

The public hearing was closed.

Mr. Dine asked if they were ranch and two-story homes. Mr. McElroy confirmed it would be both. Monica asked if there would be basements. Mr. McElroy explained that there would be basements if it was specifically requested.

Monica asked Mr. Johnston about drainage on the site. He and Mr. McElroy explained that the project would drain north, northeast, through easements and discharge into a legal drain.

Mr. Shell moved to approve the proposed primary plat submitted by Projects Plus on behalf of Arbor Homes, Docket PC 2021-085, because the primary plat complies with the standards in the Subdivisions division of the Unified Development Ordinance, 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 plat as prepared by the Planning Director seconded by Ms. Gardner. Vote: Ayes: Mr. Pohlar, Mr. Shell, Mr. Dine, Mr. King, Monica, Ms. Gardner, Mr. Schrader, and Mr. Johnston (8-0). **MOTION CARRIES**

Public Meetings by Electronic Means – Establishing procedures to permit Plan Commission Members to participate in public meetings by electronic means.

The Board discussed various rules and procedures.

Mr. Pohlar discussed with Ms. Koons about the ability to attend with audio only.

Monica asked about how long Zoom would be offered to the public. Ms. Koons explained that the City intends to allow Zoom to be offered for the public. Ms. Koons explained that these policies were for the Board members and not the public. Mr. Pohlar asked Ms. Koons if they could adapt the amendments to their rules and procedures.

Mr. Shell commented that he encourages in-person meetings as virtual meetings aren't as spirited and may be more as an observation. Mr. Schrader agreed with Mr. Shell that there is more engagement when the meetings are in-person.

Ms. Koons explained that the 72-hour notice was more critical with the meetings were virtually only as this allowed time for the Clerk or Recording Secretary to prepare.

Ms. Koons confirmed that Zoom will be a long-term option for the public.

Mr. Pohlar commented that there are 23 meetings in a year and they have to attend 12 of them in person. He asked the Board if this is something that they wanted to change.

The Board agreed that are circumstances that come up in life. Mr. King suggested shortening the 72-hour period. Ms. Koons explained that the 72-hour notice allows the Recording Secretary to create a Zoom meeting and organize a meeting to meet the 48-hour notice of a public hearing.

Ms. Koons will draft a rough-draft for the next meeting.

2022 BZA & PC Meeting Schedule

There will be 23 meetings for 2022.

Mr. Shell moved to approve as presented by staff, seconded by Monica. Vote: Ayes: Mr. Pohlar, Mr. Shell, Mr. Dine, Mr. King, Monica, Ms. Gardner, Mr. Schrader, and Mr. Johnston (8-0).
MOTION CARRIES

Announcements

Mr. Pohlar asked Mr. Johnston about the finishing of Worthsville Road. Mr. Johnston explained that would be some time next spring or early summer.

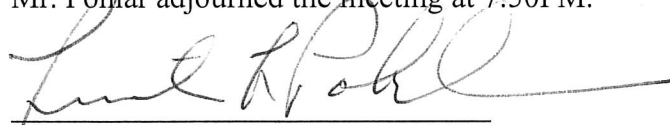
Mr. Shell commented that 523 Project is due to close next Thursday with the developer.

Monica asked Mr. Johnston if there had been any accidents at the roundabout at Main and Meadowview. Mr. Johnston didn't know of any.

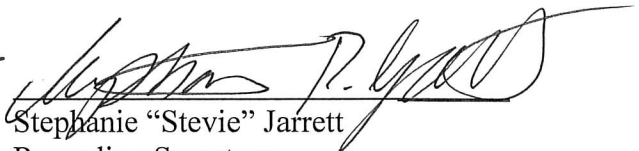
Mr. King asked if there would be business at the November 8th meeting. Mr. Ferguson confirmed there should be.

Adjournment

Mr. Pohlar adjourned the meeting at 7:50PM.



Trent Pohlar
President



Stephanie "Stevie" Jarrett
Recording Secretary