



Advisory Plan Commission

Date: Monday, January 27, 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 [January 13, 2025](#)
- III. Special Requests/Continuances**

None.
- IV. Findings of Fact**

None.
- V. Old Business**

None.
- VI. Old Business from the Floor**
- VII. New Business**
 - A. [PC2024-068 Greenwood Park Mall Waiver](#), petitioner, Scott Richardson, on behalf of Greenwood Park Mall, requests a subdivision waiver from the following sections of the Unified Development Ordinance:

1. Section 10-06-05 (I)(1)(b) Street right-of-way widths, Primary Arterial – 120 feet, to waive the 120 foot required right-of-way along County Line Road

- B. **PC2024-068 Greenwood Park Mall Primary Re-Plat**, petitioner, Scott Richardson, on behalf of Greenwood Park Mall, requests Primary Re-Plat approval for approximately 71.8 acres located at 1251 N. US 31 (Greenwood Park Mall)
- C. **PC2024-080 Averdeen – Annexation/Zone Map Change**, petitioner, Domonic Dreyer, on behalf of Arbor Homes, requests to annex 100.67 acres located at 3481 S. Honey Creek Road & 6400 block, west side, N 125 W. The proposed zoning is Residential Medium (RM)
- D. **PC2025-001 Patel Subdivision Minor Plat Waivers**, petitioner, Andrew Barkocy, on behalf of Vip Patel, requests waivers from the following sections of the Unified Development Ordinance:
1. Section 10-06-01 (A)(4)(c), to eliminate the need to provide minor street access to each parcel of land to adjoining undeveloped tracts
 2. Section 10-06-03 (F)(3), to exceed the lot depth in relationship to width, to a portion of more than 3.5 to 1
 3. Section 10-06-03 (E), to allow a flag lot, which is expressly prohibited
 4. Section 10-06-03 (D), to eliminate the need for every lot to have sufficient frontage and access to a public street
 5. Section 10-06-09 (E), to not connect all building entrances from the front right-of-way

VIII. New Business from the Floor

IX. Announcements

X. Adjournment

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<https://us06web.zoom.us/j/84567726835?pwd=IL67yJ1N6HvuBAnKjfirSbFYUzZJi.1>

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Meeting ID: 845 6772 6835

Passcode: 1234

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: Monday, February 10, 2025 at 7:00PM

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