

Members Present

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

Also present: Planning Director Gabriel Nelson, Senior Planner Kevin Tolloty, Attorney Shawna Koons, Recording Secretary Stevie Jarrett, and IT Technician Chrissy Kevoian.

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

Approval of Meeting Minutes

Mr. Price moved to approve the meeting minutes from August 26, 2024, seconded by Mr. Milbourn. Vote: Ayes: Mr. Shell, Mr. King, Mr. St. John, Mr. Probst, Mr. Price, Mr. Walker, and Mr. Milbourn. (7-0). **MOTION CARRIES.**

Special Requests/Continuances

PC2024-022 Panda Express, petitioner, Lannie Cowden, on behalf of Penney Property Sub Holdings LLC, requests Primary Plat approval for approximately 0.86 acres located at 1285 North U.S. 31, in the southwest corner of the JCPenney parking lot

Lannie Cowden stated they will be requesting a continuance to the November 25th, 2024 meeting to allow for additional review comments. Mr. Probst moved to continue this to the November 25th meeting, seconded by Mr. Price. Vote: Ayes: Mr. Shell, Mr. King, Mr. St. John, Mr. Probst, Mr. Price, Mr. Walker, and Mr. Milbourn. (7-0). **MOTION CARRIES.**

New Business

PC2024-041 Valvoline – Waiver Request, petitioner, Robin Peck, behalf of Valvoline, requests a waiver from Section 10-03-06 (I) Landscape Buffering, for the parcel located at the Southeast corner of the U.S. 31 and Worthsville Road intersection

Mike Mihalik, CESO, represented Valvoline for this waiver. The proposed Valvoline will be at the southeast corner of Worthsville Road and US 31. They requested a landscape waiver due to a 35-foot wide gas line easement. This will not allow them to install a large amount of landscaping. There is also a lift station.

Mr. Tolloty stated staff is partially in favor. Trees are not a possibility due to the pipeline. Mr. Tolloty stated they asked smaller shrubs to be planted. Petitioner was agreeable to installing 67 shrubs. Mr. St. John asked about the pipeline easement. Mr. Shell commented that this it's possible it's the gas line easement that runs through Greenwood and is built under US 31.

Mr. Walker moved that the request of Unicorp National Development for a waiver of the requirements of the Unified Development Ordinance, Greenwood Municipal Code, Sec. 10-03-06 Landscaping and Buffering, I. , that specifies a minimum 40' large size buffer yard where

differing districts and zones abut with 5 canopy/evergreen trees, 4 ornamental trees and 20 shrubs every 100', to eliminate the buffer yard along the east boundary where the subject property abuts IL property because of site constraints (including a gas pipeline easement prohibiting placement of trees), be conditionally approved to eliminate tree plantings only (the required 67 shrubs must be planted), and that the Plan Commission find that Unicorp National Development 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. Shell. Ayes: Mr. Shell, Mr. King, Mr. St. John, Mr. Probst, Mr. Price, Mr. Walker, and Mr. Milbourn. (7-0). **MOTION CARRIES.**

PC2024-045 509/517 Pleasant Run Drive – Waiver Request, petitioner, Thomas Loudermilk, requests waivers from Section 10-03-06 (I) Landscape Buffering and Section 10-03-06 (J)(2) Perimeter Parking Lot Landscaping, for parcels located at 509 and 517 Pleasant Run Drive

Thomas Loudermilk, 3465 West New Hart Street, presented this waiver. Mr. Loudermilk explained that he owns 509 Pleasant Run Drive. One of the conditions was to plant trees and shrubs before he can use the property. Mr. Nelson explained there are two lots here: both residential and commercial. This is a floodplain and Mr. Loudermilk received a use variance. The variance included conditions for landscaping. The bufferyard would run between the two properties, but both properties are for the produce stand. The buffer would buffer the residential homes.

The 2nd request is for the parking lot landscaping. Overall, staff does recommend approval for the two waiver requests. Mr. Walker asked if they motions need to be separate.

Mr. Walker moved that the request of Thomas Loudermilk for a waiver of the requirements of the Unified Development Ordinance, Greenwood Municipal Code, Sec. 10-03-06 Landscaping and Buffering, I. , that specifies a minimum 40' large size buffer yard where differing districts and zones abut with 5 canopy/evergreen trees, 4 ornamental trees and 20 shrubs every 100', to eliminate the buffer yard along the west boundary where the subject property RM abuts CM property (eliminating a total of 80' of buffer -40' on each property) because compliance renders the lot unusable because of its small size and the required bufferyard is being relocated to the east boundary of the property, be approved, and that the Plan Commission find that Mr. Loudermilk has met the criteria set forth by Greenwood Municipal Code Sec 10-04-03 K. for the waiver, for the reasons set forth in his request for the waiver and as presented, seconded by Mr. Probst. Ayes: Mr. Shell, Mr. King, Mr. St. John, Mr. Probst, Mr. Price, Mr. Walker, and Mr. Milbourn. (7-0). **MOTION CARRIES.**

Mr. Probst moved that the request of Thomas Loudermilk for a waiver of the requirements of the Unified Development Ordinance, Greenwood Municipal Code, Sec. 10-03-06 Landscaping and Buffering, I. , that specifies a minimum 40' large size buffer yard where differing districts and zones abut with 5 canopy/evergreen trees, 4 ornamental trees and 20 shrubs every 100', to eliminate the buffer yard along the east boundary where the subject property abuts RM property because compliance renders the lot unusable due to its size and a bufferyard is being planted on

the east boundary of the adjoining RM property, (eliminating a total of 80' of buffer- 40' on each property) be approved, and that the Plan Commission find that Mr. Loudermilk has met the criteria set forth by Greenwood Municipal Code Sec 10-04-03 K. for the waiver, for the reasons set forth in his request for the waiver and as presented, seconded by Mr. Milbourn. Ayes: Mr. Shell, Mr. King, Mr. St. John, Mr. Probst, Mr. Price, Mr. Walker, and Mr. Milbourn. (7-0).

MOTION CARRIES.

Mr. Probst moved that the request of Thomas Loudermilk for a waiver of requirements of the Unified Development Ordinance, Greenwood Municipal Code Chapter 10, Sec 10-03-06 Landscaping and Buffering, J. Parking Lot Landscaping, 2. Perimeter Parking Lot Landscaping, a., and b., that specifies a minimum 5' wide landscaped area at the perimeter of a parking lot with a minimum of one (1) and three (3) shrubs per 35 lineal of planting, to exclude plantings from the north, east, and west sides because existing drainage ways and easements would be adversely impacted, be approved, and that the Plan Commission find that Mr. Loudermilk has met the criteria set forth by the Municipal Code Sec 10-04-03 K. for the waiver, for the reasons set forth in his request for the waiver and as presented, seconded by Mr. Milbourn. Ayes: Mr. Shell, Mr. King, Mr. St. John, Mr. Probst, Mr. Price, Mr. Walker, and Mr. Milbourn. (7-0)

MOTION CARRIES.

Mr. Nelson stated both lots required the buffer.

Amendment of Plan Commission Rules of Procedure

Mr. Nelson explained the amendments were sent to the Plan Commission. These are the rules the Plan Commission operates under. Some of the key amendments were to align the dates with the State of Indiana, reduce the required newspaper notice as the City of Greenwood as only one active newspaper, and removing all areas that reference the outdated overlay district and committee.

The first couple pages have the redline of the changes. Mr. Probst asked if they could read over before the next meeting.

Mr. Probst moved to amend Greenwood Advisory Plan Commission Rules of Procedure Article 3, Filing Deadline and Public Notice Requirements regarding amendment or termination of written commitments and annexation; Article 4 Public Notice, Section 4.01 Notice Requirements, regarding the number of newspapers for notice; Article 9 Written Commitments, Section 9.08 regarding public notice requirements and number of newspapers for notice to modify or amend commitments; Article 12 Administrative Site Development Plan Approval, Section 12.01 regarding delegation of authority to Planning Director to approve site plans; and Article 14 to delete the Overlay Committee rules of procedure, as presented by the Planning Director, to become effective immediately upon the passage of this motion, seconded by Mr. Price. Ayes: Mr. Shell, Mr. King, Mr. St. John, Mr. Probst, Mr. Price, Mr. Walker, and Mr. Milbourn. (7-0). **MOTION CARRIES.**

Comp Plan Adoption – Draft Comprehensive Plan recommendation to Common Council

The public hearing was opened.

Adam Peaper, Community Planner, HWC, 135 North Pennsylvania, Indianapolis, IN, was administered the oath. Mr. Peaper presented the Comprehensive Plan. The planning process began in August 2023. The following months included workshops, surveys, meetings, and events. Mr. Peaper presented pictures from the steering committee meetings and events.

The plan is organized into the 11 chapters. Mr. Peaper gave a brief description of the chapters. The key recommendations are in chapters 5-10. Mr. Peaper presented the future land use and future trail system map. The planning staff advertised a photo contest to involve the community.

Mr. Nelson explained the recent edits to the maps need to be included in the motion. Mr. Probst asked if this will go to the Council this month. Mr. Peaper explained it would be up to staff and Council. Mr. Nelson explained they have 90 days to place it on the agenda.

Ms. Koons explained it is not the same process as a zoning matter. If the Plan Commission approves it, it will be certified and then the Common Council has the resolution to adopt it. They can accept, reject, or amend it. They will set forth the reasons why it was rejected or amended in a report that is sent to the Plan Commission, and the Plan Commission then approves or rejects it. Ms. Koons explained this process.

James Workman, 1474 Lank Court, was administered the oath. Mr. Workman represented a group of residents. Mr. Workman commended all who had worked on it. Mr. Workman's concern was Stop 18 through Freedom Springs to Averitt Road. This connection would split the park in half. Mr. Workman said this was in the most recent plan revisions, but that doesn't mean it is desirable. He explained that he doesn't think there is a demand for it. They agreed the Comprehensive Plan is a good document for the future. Their concerns were for safety, environment, and necessity.

They asked for the consideration that this be removed from the plan. Mr. Workman presented copies of notes setting forth his concerns and those of Ron DeTar, Doug Walden, and Patrick Chambers to the Plan Commission.

Ron DeTar, 1072 Margate Drive, was administered the oath. Mr. DeTar stated this connection started many years ago. Averitt Road and Cutsinger Road both connect. The proposed plan would pass right through the middle of the park. He explained it would snake through the park to alleviate speeding. He expressed concerns for safety. Mr. DeTar explained this is a peaceful park that many people enjoy. He expressed concerns the connecting road may increase crime.

Doug Walden, 1200 Newark Court, was administered the oath. Mr. Walden stated he wasn't aware of any recent traffic studies. There are currently two east/west roads within ¼ mile of the

proposed road extension through the park. Mr. Walden expressed concerns for proposed roundabouts.

Patrick Chambers, 1506 Anon Court, was administered the oath. Mr. Chambers discussed offering other alternatives instead of cutting the park in half.

Mr. Peaper expressed he appreciated the sentiment and comments. The Comprehensive Plan is a long-range guide. Additional studies in engineering are usually needed to implement some of these recommendations. The Stop 18 connection is reflected in the current Comprehensive Plan,

Mr. Nelson stated this was in the previous Comprehensive Plan and dates back to the future transportation plan from 1988. It has changed over the years to have the curb. There are plans to build parking lots off this road in the park. This road was intended to make this a regional park that the whole city could enjoy.

Mr. Workman stated right now it is very safe as no cars drive through the park. He believes this would add risk and worries about kids kicking soccer balls across the road and running to get it. He addressed the comment about the 30-foot barrier. He agreed it has been in the plans, but stated that doesn't mean it needs to stay.

Mr. DeTar stated the park is utilized a lot. He expressed concerns for the road as well as environmental issues.

The public hearing was closed.

Mr. Shell asked if Planning and Parks had discussed this road and barrier. Mr. Shell stated the Parks department is very excited about increasing access to the park. Mr. Walker agreed.

Mr. Probst stated the Parks Director has hired a consultant to improve the park. Mr. Probst stated the Parks Director said he would do what is best for the community. Mr. Probst agreed with the plan.

Mr. St. John commended the Planning staff for their work.

Mr. Shell moved to find that the City of Greenwood Comprehensive Plan as presented, including the updates made to the Future Land Use Focus Map and Parks and Recreation Master Trail Map, promotes the public health, safety, morals, convenience, order and general welfare of the City of Greenwood, and provides for efficiency and economy in the process of development of the City of Greenwood; to approve the City of Greenwood Comprehensive Plan as presented, and to certify the approval to the Greenwood Common Council for its adoption by the Resolution form presented, seconded by Mr. Probst. Ayes: Mr. Shell, Mr. King, Mr. St. John, Mr. Probst, Mr. Price, Mr. Walker, and Mr. Milbourn. (7-0). **MOTION CARRIES.**

Announcements


Mr. Shell stated he will be back in person at the next meeting.

Mr. Nelson will post the Common Council meeting date on the Comprehensive Plan website.

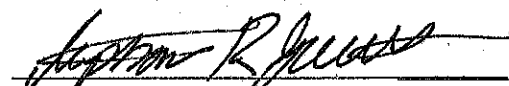
There will be an agenda at the next meeting.

Adjournment

Mr. King adjourned the meeting at 8:19PM.



John Shell
President



Stephanie R. Jarrett
Recording Secretary