

Members Present

John Shell, Josh King, Mark St. John, Michael Probst, John Price, David Lekse, Charrie Stambaugh, Brian Walker, and Steve Milbourn. Mr. Walker attended electronically by Zoom platform. Members attended in-person with the option to use Zoom.

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

Mr. Shell called the meeting to order at 7:15PM.

Approval of Meeting Minutes

Mr. Lekse moved to approve the meeting minutes from October 14, 2024, seconded by Mr. King. Vote: Ayes: Mr. Shell, Mr. King, Mr. St. John, Mr. Probst, Mr. Price, Mr. Lekse, Ms. Stambaugh, Mr. Walker, and Mr. Milbourn. (9-0). **MOTION CARRIES.**

Mr. Nelson explained the consideration of the Common Council amendment of the Comprehensive Plan is on the agenda tonight. Mr. Nelson suggested moving that item of business to the top of the agenda.

Mr. King moved to hear the Common Council comprehensive plan amendment first, seconded by Mr. Probst. Vote: Ayes: Mr. Shell, Mr. King, Mr. St. John, Mr. Probst, Mr. Price, Mr. Lekse, Ms. Stambaugh, Mr. Walker, and Mr. Milbourn. (9-0). **MOTION CARRIES.**

New Business

Comprehensive Plan – Common Council Amendment

Mr. Nelson explained that the Common Council provided a written statement of reasons for the amendment of the comprehensive plan. The Common Council made two changes. One of those changes included the removal of the extension of Stop 18 into Freedom Park. They also removed the paragraph about street connectivity.

Ms. Stambaugh asked about the reasoning behind the extension of Stop 18. Mr. Nelson explained this was part of the Parks master plan and had been in the Comprehensive Plan since the 1980s. Mr. Shell expressed concern for Apryl Drive.

Mr. Lekse stated this was heavily debated at Common Council. Mr. Lekse is in favor of removing these two pieces. The public concerns were regarding safety.

Ms. Koons explained how the amendment will work. The amended comprehensive Plan has been returned to the Plan Commission for approval or disapproval. If the Plan Commission acts on the amendment, it files a Report with the Common Council regarding its action. If the amended Comprehensive Plan is approved, it is effective as of the date the Report is filed with the Common Council. If it is disapproved, that is reported and the Common Council must adopt an additional resolution confirming its amendment and adopting the amended comprehensive Plan.

Mr. Lekse explained this issue has been debated for a year and half. Mr. Lekse explained it received a 6-3 vote. There are concerns about traffic and safety. Mr. King expressed concerns for connectivity and public safety. Ms. Koons stated this is an all or nothing. They can approve the plan as amended or disapprove it as amended, they cannot consider and act each amendment separately.

Mr. Walker stated the plan is merely there to strike a point for projects and development. He asked if this is something that is set in stone or is this the best plan moving forward? Mr. Nelson explained that a comprehensive plan should be continuously revitalized to fit the community. Mr. Nelson stated that while he doesn't agree with the amendments, there are opportunities to revitalize in the future.

Mr. Probst asked Ms. Koons if the amendment is giving the power to the Council. Ms. Koons explained it doesn't give power to the Council. There was discussion about the power being given to Common Council regarding approving waivers from ordinance requirements as that is the jurisdiction of the Plan Commission by statute. There was discussion about the power being given to the Common Council.

Mr. Nelson stated this is an envisioning guide. It doesn't give or take away power, but sets up the community vision.

Mr. King stated the statement is concerning.

Mr. Lekse and Ms. Koons discussed the Common Council amending the plan. The Council has the ultimate authority for adoption.

Mr. Lekse moved to approve the comprehensive plan as amended by Council, seconded by Mr. Walker. Vote: Aye: Mr. Lekse, Mr. Walker, Mr. Price, Mr. Milbourn, Mr. Probst. Nay: Mr. King, Ms. Stambaugh, Mr. St. John, and Mr. Shell (5-4). **MOTION CARRIES.**

PC2024-054 Aviation Acres – Zone Map Change. Petitioner, Eric Prime, on behalf of Taylor Morrison, requests a zone map change for approximately 108.7 acres. The current zoning district is Residential Medium (RM) and Commercial Medium (CM) and the proposed zoning district is Residential Attached (RA) to develop this property as mixed residential

The public hearing was opened.

Eric Prime, Van Valer Law Firm, 225 S. Emerson Avenue, was administered the oath.

Mr. Shell asked for the audience to be respectful.

Mr. Prime presented the vicinity map. The proposal is a mix of housing types. There are four distinct neighborhoods. Mr. Prime presented renderings of the proposed homes.

Mr. Prime read through the statutory criteria. Petitioner is agreeable to all five conditions recommended by staff in the Staff report. Mr. Prime stated there was concerns about the schools. Mr. Prime read an email from Greenwood school district. The district has no official decision, but they are prepared to serve. There is room to grow at Northeast Elementary.

Mr. Shell reminded petitioners to allow time for everyone to speak.

Remonstrator expressed concerns for schools and sidewalks. She asked if the taxes would triple. Petitioner stated a lot of people are against this. Mr. Nelson explained this zone map change will go to Common Council. Mr. Nelson explained this is not a question and answer time.

Dennis Klutyzke, 481 Park Drive, was administered the oath. Mr. Klutsky explained that he didn't expect the peace and quiet to be replaced with a greater density neighborhood. Mr. Klutsky discussed this is all for profit. Mr. Klutsky expressed concerns for the quality of the builder. He stated Park Drive is being treated as a race track.

Deanna Cathcart, 473 Park Drive, was administered the oath. Petitioner has lived here her whole life. She expressed concerns for the possibility of flooding. She stated Park Drive has flooded to her knees in the past. She stated she knew it would be built on. She questioned the quality of what is being built there and requested the Plan Commission care about it and really think about it.

Sarah Love, 483 Park Drive, was administered the oath. Petitioner asked about buffering and if the trees will be cleared out. She expressed concerns for local wildlife and maturing trees. She stated local wildlife is important and this will displace them. She also expressed concerns for ponds and increasing the population of geese. She proposed taller grass to prevent geese. She also asked public safety. She stated the field mice will invade the homes and asked if public funding from the City will be available to eradicate mice.

Ben Guillaum, 602 Gooseberry Lane, was administered the oath. Mr. Guillaum asked where are the impact studies. He stated the pictures don't depict the real product. He also expressed concerns for stormwater.

Mike Delago, 135 Marcy Lane, was administered the oath. Mr. Delago asked about resources and infrastructure. He asked where all these kids will go to school. He expressed concerns for cramming in the houses and the impact on parking, there is only room for two cars in the drive and no more space on the streets to park. He also stated that cars and kids run the stop sign. The police are not enforcing it. He agreed that Greenwood is desirable because it is not Indianapolis. He expressed concerns about developing the airport and whether there is infrastructure in place to handle it.

Mr. Prime stated this proposed subdivision will not appear over night. It will take five to six year to build it over time. The kids will not all appear at once. Mr. Prime stated this project will add to assessed value for the city. The taxes are level because of the growth. The developer will be responsible for paying for roads, bridges, sidewalks, and trail. They will be adding trails and also adding to the existing park. This will provide additional amenities.

Mr. Prime explained that Taylor Morrison is a national builder that local developments in Danville and Plainfield. Mr. Prime explained the neighbors are currently getting sheeted drainage. The project will have detention that will help with drainage. These will be dry detention areas. There will be connectivity with the existing side streets and a traffic study will come later. It will not attract wild life because of its proximity to the airport since wildlife attractant hazard mitigation requirements must be met.

Mr. Klutzke stated that Greenwood has problems with drainage. He stated this a flood zone area and it is a serious issue. He stated that the County voted to start charging for the drainage into the

creek. He commented that residential development pushes public amenities such as the pool and parks further out away from neighborhoods.

Mr. Guillaum expressed concerns for connectivity and parks, and the impact of a 5-7 year construction phasing causing noise and dust for an extended period.

Remonstrator stated she is for growth. She wants to see the infrastructure put into place. She expressed concerns for kids in the schools. She said she doesn't want to be like Carmel and wants to be better than Carmel.

The public hearing was closed.

Mr. Probst stated he's been in real estate development for 25 years. He explained this is a focus area. Mr. Probst stated he's not been presented any information about this project. He stated he is not happy with this at all.

Mr. Shell asked when these details will be presented. Mr. Nelson stated a lot of those details get analyzed at the primary plat. Mr. Nelson stated the staff report was prepared by staff. This is currently split zoning.

Mr. King expressed concerns for emergency response. It will take fire stations 94 and 91 a lot of time to get back in there. Ms. Stambaugh discussed the next steps and assessed the proposed project by creating a pro/con sheet. She stated a lot of houses are being used as rentals, but people don't want apartments. She said they need chicken before the egg. Mr. Shell asked for clarification about the apartments. Mr. Prime stated there are no apartments.

Mr. Nelson stated the big topic has been density and a lot of people are afraid of that word. There can be subtle density. Density creates more walkable neighborhoods. Mr. Nelson stated it is expensive to build sprawling neighborhoods.

Mr. St. John stated new development is required to detain drainage on site with a detention system. Mr. St. John isn't familiar with some of issues in Northern Park. There is no detention in place already. Mr. St. John stated the County is increasing fees on legal drains and this development wouldn't change that.

Mr. St. John stated that RA is a less intense use.

Mr. Nelson stated staff did recommend conditions. They can upgrade to commitments and a commitment could be added for a traffic study. Mr. Prime had no issue with this and already ordered a traffic study.

Ms. Stambaugh and Mr. Nelson discussed easement. They can't encroach on the property line. Mr. Nelson stated he doesn't know of any buffering from residential to residential. Mr. St. John stated existing easements can't be vacated without platting replacements.

Ms. Stambaugh said the renderings are really pretty like Homecoming. Ms. Stambaugh stated the lots are smaller and more dense. Mr. Nelson stated that RA allows for 5,400 square feet. Petitioner did request variances that will be heard in November. The lot size will be similar to lot size of Northern Park. Ms. Stambaugh expressed concerns for the transition. Mr. Tolloty stated it won't be completely out of character as Old Town residences near this have lot sizes 2,000 square feet. Mr. St. John stated that zoning is about land use only, if this development goes away

it still can only be developed as RA. Mr. Nelson stated these are conceptual plans at the rezoning phase. They are really looking at the land use.

Mr. Lekse moved that the petition for a Zone Map Change to rezone approximately 108.7 acres of land located south of County Line Road and west of Emerson Avenue and the Indy South Greenwood Airport, within the City of Greenwood, Johnson County, Indiana, from RM – Residential- Medium Lot Zone and AC – Airport Commerce District to RA-Residential- Attached Single-Family Zone, as set forth therein, receive a favorable recommendation 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 five following commitments recommended in the Staff report and a commitment for a traffic study, seconded by Ms. Stambaugh. Vote: Ayes: Mr. Lekse, Mr. Walker, Mr. Price, Mr. Milbourn, Ms. Stambaugh, and Mr. Shell Nays: Mr. Probst and Mr. King. (7-2). **MOTION CARRIES.**

PC2024-059 Leatherwood Trails – Annexation/Zone Map Change, petitioner, Matt Rausch, on behalf of Ryan Homes, requests to annex 80.9 acres located at the southwest corner of E. County Line Road and N. Five Points Road. The proposed zoning is Residential Medium (RM) and Commercial Medium (CM)

The public hearing was opened.

Andy Buroker, Faegre Drinker, was administered the oath. Mr. Buroker requested to annex 80.9 acres at County Line and N. Five Points Road. This property is Agriculture/Residential.

Matt Rausch, General Manager of Land, Ryan Homes, was administered the oath. Mr. Rausch gave a background on Ryan Homes. Mr. Buroker addressed the location. Five Points Road is to the east of this parcel. There is development to the west of this property. Mostly everything around this has been annexed.

The project will include commercial medium and residential medium. The home plans would conform to the City's design standards. An east/west road would be provided for future connection. The price would be in the mid-\$400,000s. The future land use map does recommend neighborhood commercial. Mr. Buroker addressed the statutory criteria regarding the zoning and stated this is responsible growth and development.

Mr. Buroker stated staff did recommend commitments including trail constructed along Grubb Ditch and a list of prohibited uses. Mr. Buroker discussed the economic impact.

John Hakes, Hakes Family Farm, 802 N Matthews Road, was administered the oath. Mr. Hakes stated their family farm is just east of Five Points Road and separated by Sagebriar. Mr. Hakes said they are having drainage problems. The County has not cleaned out the ditches in years. He stated they keep seeing these projects approved and it drastically changes the watershed. He agreed Greenwood has a shortage of affordable housing. He stated to look at the median income of the Greenwood residents. Mr. Hakes stated they did have crop damage because Grubbs Ditch couldn't handle the water. He explained there has to be a way to deal with this drainage. Mr. Hakes stated Greenwood is expanding at a fast rate. Mr. Hakes urged the City to help find a solution for the drainage problems.

Sam Hartely, 6992 E County Line Road, was administered the oath. Mr. Hartley stated the east side keeps getting more development. Mr. Hartley said it's two miles to everything you need down the road. There is already heavy traffic. He stated he moved to the outer east side because he doesn't want to be crammed. He stated people can't afford these houses. He expressed concerns for over development.

Kevin Sumner, Weihe Engineers, was administered the oath. Mr. Buroker stated Grubbs Ditch is not a City of Greenwood problem. Mr. Sumner stated they have looked at Grubbs Ditch. There is floodzone further downstream. IDNR has studied it a little more due to drainage problems. They are aware of the problems.

Mr. Buroker discussed connectivity and being a walkable city. Mr. Buroker stated these are going to be nice homes.

Jerry Hanson, 6996 E County Line Road, was administered the oath. Mr. Hanson expressed concerns for the traffic. Mr. Hanson stated these roads should have been widened. There is a major concern for traffic. He stated it feels like more stuff is being stuffed in this area.

Mr. Hartely stated his testimony was taken out of context. He doesn't believe the development will bring out bad people. He stated he works in Pittsboro every day and goes to Brownsburg for lunch. He stated he understands the walkability and convenience of accessibility to local, neighborhood business. The area doesn't desire walkability. He explained he wanted a space that gives him his own area.

The public hearing was closed.

Mr. Nelson stated staff worked with the petitioner to refine commitment #5 and propose #8. Mr. Nelson read through the proposed commitment #5. The goal is that there is a proposed multi-use tenant trail that runs behind Grubbs Ditch. The trail needs to be welcoming, not backsides of buildings. Mr. Nelson read #8. An outdoor area needs to be provided. Examples included outdoor patio. These would have to connect to the trail.

The petitioner also provided their own eight commitments. Mr. Nelson stated they received feedback for neighborhood commercial. Citizens want to be able to walk to services and restaurants. Mr. Nelson stated it isn't a fair complaint to remonstrate against commercial and also traffic. Walkability allows people to not have to drive.

Mr. Shell asked about pedestrian bridges. The conceptual plans did provide two bridges. This was also a recommended condition.

Mr. St. John stated that it is Indianapolis that is to maintain County Line Road. It is not Greenwood's road to maintain. This would include ROW to the south.

Ms. Stambaugh stated she is not totally opposed. She stated it reminds her a lot Southlake where the Chicago's Pizza and Daylight Donuts are. She explained traffic did get worse over time. Mr. Shell stated Chicago's Pizza is a sponsor of Greenwood Sports Park and participates in the community. Ms. Stambaugh and Mr. Shell discussed this.

Mr. Lekse stated they strived to include commercial nodes. He discussed everyone crossing 65 to get to commercial. This project is consistent with the most recent Comprehensive Plan.

Mr. King moved that the petition for annexation of approximately 80.9 acres located at the southwest corner of E. County Line Road and N. Five Points Road, which is contiguous to the City of Greenwood, Johnson County, Indiana, as set forth therein, receive a favorable recommendation 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 following commitments as distributed with amendments: 16 numbered (8 proposed by staff, 8 proposed by petitioner (2 for the RM/CM, 8 for CM, and 8 overall))." seconded by Mr. Milbourn. Vote: Ayes: Mr. Lekse, Mr. Walker, Mr. Price, Mr. Milbourn, Mr. Probst, Ms. Stambaugh, Mr. St. John, Mr. King, and Mr. Shell. (9-0) **MOTION CARRIES.**

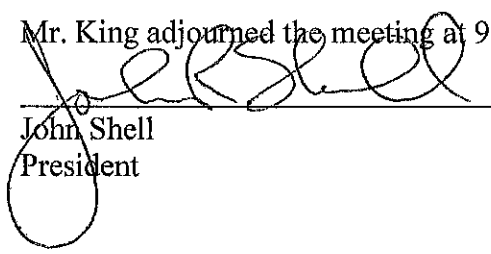
Announcements

Ms. Stambaugh reminded everyone of the general election on November 5th and to Rock the Vote.

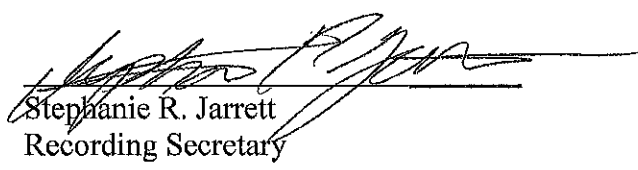
The next meeting is November 13. Mr. Lekse will not be available.

Adjournment

Mr. King adjourned the meeting at 9:33PM.



John Shell
President



Stephanie R. Jarrett
Recording Secretary

