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**GREENWOOD**  
EST 1864

## Meeting of the Greenwood Common Council Minutes

**Date:** Wednesday, November 06, 2024

**Time:** 7:00 pm

**Place:** Council Chambers  
Greenwood City  
Center  
300 S. Madison Ave.  
Greenwood, Indiana

**I. Call Meeting to Order**

**A. Pledge of Allegiance**

**B. Prayer:** by Mark Suter, retired minister

**C. Roll Call:** Roll call of the Common Council was taken.

Council Members Present: Erin Betron ("Ms. Betron"), Mike Campbell ("Mr. Campbell"), Linda Gibson ("Ms. Gibson"), David Hopper ("Mr. Hopper"), Teri Manship ("Ms. Manship"), Steve Moan ("Mr. Moan"), Mike Williams ("Mr. Williams")

Ezra Hill and David Lekse were absent.

Mr. Campbell congratulated all winners in yesterday's elections in Johnson County.

**II. Approval of Minutes**

**A. Minutes from the regular meeting on October 21, 2024**

Motion to approve regular meeting minutes from October 21, 2024 by Betron, seconded by Moan

**Votes: Ayes – Betron, Campbell, Gibson, Hopper, Manship, Moan, Williams**

**Motion passed 7-0**

**III. Reports**

**A. Corporation Counsel**

**B. Controller**

**C. Committee & Board Reports**

**IV. Public Comments**

Sam Hartley 6992 E. County Line Road, here today to talk about Res No. 24-14 regarding the six stores that will be along County Line Rd. He proposes that the stores be placed on Graham Road where there is already business park. Putting six stores directly in the neighborhood area will lead to car parking, traffic and people in the area. Would be best to wait for Graham Road, since there is a 400-worker warehouse going in on the Indianapolis side. His real concern is that he moved to that side for the peacefulness of it, and not to have store fronts directly in his neighborhood or across the street. Most people in the area moved there for that reason. Would be better to develop the area somewhere else. Thank you.

V. **Ordinances and Resolutions**

A. **Notice of Intent to Consider**

**ORDINANCE NO. 24-37** AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP ADOPTED BY REFERENCE IN UNIFIED DEVELOPMENT ORDINANCE NO. 20-29 (PROPOSED REZONING OF APPROXIMATELY 108.7 ACRES LOCATED SOUTH OF COUNTY LINE ROAD, WEST OF EMERSON AVENUE AND THE INDY SOUTH GREENWOOD AIRPORT. (Linzie Trust and Greenwood Industrial Air-Park, Inc. Properties) (Sponsored by Lekse)

Eric Prime, attorney, on behalf of the petitioner, Taylor Morrison, requesting that the Common Council postpone action on this matter until December 2, 2024 council meeting. That gives us addition time to meet and confer with the stakeholders and in addition, council member Lekse who is the sponsor of the ordinance is unavailable. It would be important to hear what transpired at the public hearing.

Motion to postpone meeting until 12-02-24 motion by Gibson seconded by Manship  
**Votes: Ayes- Betron, Campbell, Gibson, Hopper, Manship, Moan, Williams**  
**Passes 7-0**

B. **First Reading**

**RESOLUTION NO. 24-14** A RESOLUTION OF THE GREENWOOD COMMON COUNCIL TO ADOPT THE WRITTEN FISCAL PLAN FOR THE ANNEXATION OF APPROXIMATELY 80.9 ACRES LOCATED AT THE SOUTHWEST CORNER OF E. COUNTY LINE ROAD AND N. FIVE POINTS ROAD. Referencing Annexation Ordinance No. 24-36 (Sponsored Gibson and Williams)

Mr. Campbell states everyone should have received a copy of this amendment to this ordinance. It reads to amend the Res. No. 24-14 exhibit a as follows in section 6 summary and recommendations first paragraph insert favorable recommendations by Advisory Plan Commission and it's 9-0 vote.

Motion to amend Resolution No. 24-14 as presented to Council by Hopper seconded by Manship  
**Votes: Ayes – Campbell, Gibson, Hopper, Manship Moan, Williams, Betron**  
**Passes 7-0**

Motion to pass first reading for Resolution No. 24-14 as amended by Hopper seconded by Betron  
**Votes: Ayes – Gibson, Hopper, Manship, Moan, Williams, Betron, Campbell**  
**Passes 7-0**

**ORDINANCE NO. 24-36** AN ORDINANCE ANNEXING CERTAIN TERRITORY CONTIGUOUS TO THE CITY OF GREENWOOD, INDIANA, PLACING IT WITHIN THE CORPORATE BOUNDARIES AND MAKING IT A PART OF THE CITY OF GREENWOOD AND REDEFINING THE CORPORATE BOUNDARIES OF THE CITY OF GREENWOOD, INDIANA TO INCLUDE APPROXIMATELY 80.9 ACRES LOCATED SOUTH OF E. COUNTY LINE ROAD AND WEST OF N. FIVE POINTS ROAD (H & I Amick Farm, LLC Property) (Sponsored by Gibson)

Mr. Campbell asked if everyone received a copy of the amendment of the Common Council Ordinance 24-36 (annexation of 80.9 acres, H & I Amick Farm, LLC Property-NVR DBA Ryan Homes). Mr. Campbell states that he will read it.

At the November 6, 2024 Common Council meeting a motion needs to be made to amend Greenwood Common Council Ordinance No. 24-36, "An Ordinance Annexing Certain Territory Contiguous to the City of Greenwood, Indiana, Placing it within the Corporate Boundaries of the City of Greenwood and Making it a Part of the City of Greenwood and Redefining the Corporate Boundaries of the City of Greenwood to Include Approximately 80.9 Acres Located South of E. County Line Road and West of N. Five Points Road (H & I Amick Farm, LLC Property)", to add the recommendation and the commitments of the Advisory Plan Commission and the Owner. Therefore, I recommend the following amendment: I MOVE to amend Greenwood Common

Council Ordinance No. 24-36, as follows: A. Insert as the second "Whereas clause" the commitments the Owner agreed to before the Advisory Plan Commission, to read: "WHEREAS, the Advisory Plan Commission requested, and the Owner agreed to, the following commitments regarding the use and development of said real estate: For the RM-Residential Medium Lot and CM- Commercial-Medium Format Zones: 1. Trails shall be developed in accordance with Exhibit G: Comprehensive Plan 2024: Future Trail Map, to the Staff Report. 2. Require a minimum of two pedestrian crossings over Grubbs ditch;

For the CM- Commercial- Medium Format Zone:

1. Businesses may not operate between the hours of 12:00 a.m. and 6:00 a.m. to reduce noise and light pollution on residential uses.
2. Primary vehicular access shall be from either Five Points or County Line Road, not through residential neighborhoods.
3. A shared parking agreement shall be required between commercial tenants to reduce the overall number of parking spaces.
4. No Electronic Variable Message Signs (EVMS) or illuminated signage facing the residential areas south of Grubbs Ditch shall be permitted.
5. Any commercial buildings that have rear façades which are adjacent to and oriented towards Grubbs Ditch shall treat those rear façades as front façades for Commercial Building Design Standards purposes.
6. A pedestrian walkway shall be provided on the south side of the commercial buildings, adjacent to Grubbs Ditch, ensuring connectivity to the residential areas.
7. Pedestrian pathways along the creek shall be lit with decorative pedestrian scaled lighting.
8. At least one outdoor gathering area, with landscaping and/or hardscaping features, shall be provided between the commercial buildings and Grubbs Ditch. The outdoor gathering area may or may not be associated with a commercial use. Examples include a restaurant's outdoor seating area, a childcare playground, a gazebo or shade structure connected to the trail system, or other recreational outdoor uses.

B. Insert as the third "Whereas clause" the commitments the Owner offered, to read:

For the RM-Residential Medium Lot and CM-Commercial-Medium Format Zones:

1. Vinyl siding shall be prohibited.
2. When the real estate is improved, the Unified Development Ordinance requirements as amended, inclusive of landscaping, pedestrian facilities, right-of-way dedication, connectivity, stormwater, parking requirements, etc., will be incorporated.
3. All single-family structures shall follow Single-Family Residential Building Design Standards unless a variance is obtained for a standard.
4. A trail shall be developed and constructed along Grubbs Ditch.
5. A traffic study shall be completed.
6. The proposed east-west road shall be public right-of-way and have connections to both five Points Road and stub to the west property line
7. Road improvements shall be completed in coordination with the City Engineer.
8. The following uses shall be prohibited in the CM zoned area:
  - a. Any use in the "Automotive Retail" category.
  - b. Any use in the "Automotive Services" category.
  - c. Crematorium.
  - d. Overnight-Lodging – Extended Stay
  - e. Overnight Lodging – Hotel
  - f. Shooting Range
  - g. Dwelling – Multi-Unit Building
  - h. Dwelling – Multi-Unit Building Complex
  - i. Tattoo Services

C. In the former second, and now fourth "Whereas" clause, insert a favorable recommendation of the Advisory Plan Commission and its (9-0) vote, and delete the "unfavorable, or no recommendation" language from the clause.

D. Insert a new Section 4. to read: "Section 4. The real estate shall be developed and used in conformance with the commitments set forth in the second and third "Whereas clauses" above.", and re-number the following sections accordingly.

A copy of the proposed amended version of Ord. No. 24-36 is attached, with amendments noted in red text, for your review and consideration

*\*PUBLIC HEARING SCHEDULED FOR NOVEMBER 6, 2024*

Motion to amend Ordinance No. 24-36 as presented to Council by Hopper seconded by Moan  
**Votes: Ayes – Hopper, Manship, Moan, Williams, Betron, Campbell, Gibson**  
**Passes 7-0**

Mr. Campbell opened the public hearing.

Mr. Andy Buroker, attorney representing Ryan Homes, presented a power point presentation on the annexation and zone map changes for 80.9 acres of land at the County Line and Five Points roads. Ord No. 24-36. Mr. Buroker did a power point presentation, discussing annexation. Since other areas around it are, it makes sense to annex this area. Discussed the concept plan with neighborhood commercial and residential. Home images, with homes in the 400K with square footage between 2,000 and 3,000. Discussed that the area would comply with the comprehensive plan. Discussed the rezoning commitments. Discussed the economic impact farm land tax generated vs residential tax revenue. Developer and Matt Roush were present for any questions.

Mr. Moan asked about the retail space and what type of businesses. Mr. Buroker explained that the demand is not there immediately, but it is 15 acres of land there would be trails and plenty of green space.

Mr. Nelson address the council and explain that he does recommend a favorable approval of the zone map change. It does comply with the comprehensive plan that designated mixed use for all the area. Making it a CM zoning to be move favorable to business.

Ms. Betron asked about where the business would be, would there be light protection for the homes. Mr. Nelson explained that no electronic message boards or illuminated signs can face the residential areas south of Grubbs Ditch. Signage would be closer to the ground and that the trails would have path lighting. Mr. Nelson explained that lighting standards are built in. Also, the ditch would have landscaping standard that would in place to be adding addition trees and shrubs which should soften it and help with the lighting.

Ms. Gibson asked how dumpster would be handled. Mr. Nelson states that they would be required to be at the side or rear. There are dumpster screens and we would need to wait and see what the commercial development looks like.

Mr. Sam Hartley 1692 E. County Line Road, states everything east of Graham Road are houses and not businesses. He is concerned about light pollution. He states that all bedrooms in his residential neighborhood have front facing bedrooms, and that is zone residential. He is okay with neighborhoods going in but not storefronts, due to the light pollution. He is suggesting that stores go further down the road to where the business park is at. It is not the areas for walkability. Thank you.

Mr. Nelson states that the signage facing County Line Road would have to shut off the illumination at 11pm or close of business and that there will be a commitment to not operate the signage between the hours of midnight and 6am.

Ms. Gibson suggested that we might want to change the hours to not being open past 10pm for the businesses facing the homes. Ms. Gibson is asking that planning make the change. Mr. Nelson explained that it will be difficult to do since they don't know what type of businesses will be there.

Mr. Campbell closed the public hearing.

Motion to pass first reading for Ordinance No. 24-36 as amended by Hopper seconded by Gibson  
**Votes: Ayes –Williams, Betron, Campbell, Gibson, Hopper, Manship, Moan**  
**Passes 7-0**

### C. Second Reading

ORDINANCE NO. 24-32 AN ORDINANCE OF THE CITY OF GREENWOOD, INDIANA, AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION BONDS FOR THE PURPOSE OF PROVIDING FUNDS TO PAY FOR CERTAIN CAPITAL EXPENDITURE PROJECTS, ROAD, SIDEWALK AND TRAIL PROJECTS AND INCIDENTAL EXPENSES IN CONNECTION THEREWITH, AND ALL MATTERS RELATED THERETO. (Sponsored by Gibson)

Motion to pass second reading for Ordinance No. 24-32 by Gibson, seconded by Betron

**Votes: Ayes – Moan, Williams, Betron, Campbell, Hopper, Manship**

**Passes 7-0**

ORDINANCE NO. 24-33 AN ORDINANCE APPROPRIATING THE PROCEEDS OF THE CITY OF GREENWOOD, INDIANA GENERAL OBLIGATION BONDS, SERIES 2024 (Sponsored by Gibson)

*\*PUBLIC HEARING SCHEDULED FOR NOVEMBER 6, 2024*

Mr. Campbell opened the public hearing.

Mr. Campbell closed the public hearing.

Motion to pass second reading Ordinance No. 24-33 by Gibson seconded by Hopper

**Votes: Ayes – Betron, Campbell, Gibson, Hopper, Manship, Moan, Williams**

**Passes 7-0**

RESOLUTION NO. 24-13 A RESOLUTION ESTABLISHING HOLIDAYS FOR EMPLOYEES OF THE CITY OF GREENWOOD FOR THE YEAR 2025 (Sponsored by Campbell)

Motion to pass second reading Resolution No. 24-13 by Betron seconded by Moan

**Votes: Ayes – Campbell, Gibson, Hopper, Manship, Moan Williams, Betron**

**Passes 7-0**

### VI. New Business – Introductions of New Ordinances and Resolutions

ORDINANCE NO. 24-38 AN ORDINANCE AMENDING THE 2024 SALARY ORDINANCE, COMMON COUNCIL ORDINANCE NO. 23-33, AND THE 2025 SALARY ORDINANCE, COMMON COUNCIL ORDINANCE NO. 24-27, TO INCREASE THE NUMBER OF DEPUTY FIRE MARSHAL POSITIONS IN THE FIRE DEPARTMENT (Sponsored by Moan)

*\*Request Suspension of Rules Through 2nd Reading*

Mr. Campbell asked why the need to suspend the rules through 2<sup>nd</sup> reading.

Chief Washel, Greenwood Fire Department, explained that there is a need for an additional Deputy Fire Marshall position and will allow for flexibility and efficiency within the organization. Since the city is growing this is necessary for our organization and current staff.

Mr. Campbell asked what is the urgency on this.

Chief Washel explained that it is needed relatively soon and that it is fully funded.

Motion to suspend the rules through first reading for Ordinance No. 24-38 by Betron seconded by Gibson

**Votes: Ayes – Gibson, Hopper, Manship, Moan, Williams, Betron, Campbell**

**Passes: 7-0**

Motion to pass first reading for Ordinance No. 24-38 by Betron seconded by Moan

**Votes: Ayes – Hopper, Manship, Moan, Williams, Betron Campbell, Gibson**

**Passes 7-0**

Motion to suspend the rules through second reading for Ordinance No. 24-38 by Betron seconded by Gibson

**Votes: Ayes – Manship, Moan, Williams, Betron, Campbell, Gibson, Hopper**  
**Passes 7-0**

Motion to pass second reading for Ordinance No. 24-38 by Moan seconded by Manship

**Votes: Ayes – Moan, Williams, Betron, Campbell, Gibson, Hopper, Manship**  
**Passes 7-0**

**ORDINANCE NO. 24-39 AN ORDINANCE AMENDING SECTION 2-78 OF CHAPTER 2, ARTICLE 8 OF THE GREENWOOD MUNICIPAL CODE (1993) RELATING TO OVERTIME POLICY, TO DELETE 37.5 HOUR WORK WEEK (Sponsored by Hopper)**

Judge Foster, Greenwood City Court, explains that part of the budget that was just passed a couple a weeks ago, the court, clerk's office and probation works a 37.5-hour work week changing to a 40-hour work week in 2025. In order to be same as another city employee for consistency, efficacy and accessible for the public. It is necessary to delete the 37.5 since they will be working 40, to prevent from paying overtime.

Jeannine Myers, Greenwood City Clerk, commented that her office is exempt from overtime.

**ORDINANCE NO. 24-40 AN ORDINANCE AMENDING THE 2024 SALARY ORDINANCE, COMMON COUNCIL ORDINANCE NO. 23-33, AND THE 2025 SALARY ORDINANCE, COMMON COUNCIL ORDINANCE NO. 24-27, TO INCREASE THE NUMBER OF LIEUTENANT POSITIONS IN THE POLICE DEPARTMENT (Sponsored by Hopper)**

***\*Request for Suspension of Rules through 2<sup>nd</sup> Reading***

Chief Isom, Greenwood Police Department, addressed the council explain the need to reduce the number of sergeants that we have, and create a lieutenant position and fill it with a current sergeant that we have. His duties align more with a lieutenant than a sergeant. The chief states that he would like to make this right with the pay rate that he has earned and deserves. Reason for suspension of the rules is the merit commission meets the second Thursday of this month, and would like to have him promoted that meeting so his family could be there. If not done would have to wait until the December 12<sup>th</sup> meeting. Thank you.

Motion to suspend the rules through first reading for Ordinance No. 24-40 by Gibson seconded by Williams

**Votes: Ayes - Williams, Betron, Campbell, Gibson, Hopper, Manship, Moan**  
**Passes 7-0**

Motion to pass first reading for Ordinance No. 24-40 by Hopper seconded by Gibson

**Votes: Ayes – Betron, Campbell, Gibson, Hopper, Manship, Moan, Williams**  
**Passes 7-0**

Motion to suspend the rules through second reading for Ordinance No. 24-40 by Moan seconded by Hopper

**Votes: Ayes - Campbell, Gibson, Hopper, Manship, Moan, Williams, Betron**  
**Passes 7-0**

Motion to pass seconded reading for Ordinance 24-40 by Hopper seconded by Moan

**Votes: Ayes - Gibson, Hopper, Manship, Moan, Williams, Betron, Campbell**  
**Passes 7-0**

Ms. Gibson asked about Ordinance No. 24-39, if they needed to suspend the rules. Mr. Campbell replies that Judge Foster did not ask to.

### **Miscellaneous Business**

#### **A. Public Comments**

Mr. Mark Webb 405 Lea Lane, speaking here tonight to ask the council to pass a resolution with will withhold final approval of Walker Commons until all neighborhood connectivity obligation have been satisfied. [See link](#)

Tom Madlem 475 Poplar Drive, my wife and I have 4 children. My wife is a teacher at North Grove and I work at a local business. Our children are in Center Grove school system. We love raising our family in Greenwood and some of our favorite activities revolve around taking walks

through our quiet, safe neighborhood or sitting on the front porch watching our children play safely in our yard.

Asked council to hand out site map of Walker Commons Southeast Parcel P103 to council members. Map was distributed to members. Mr. Madlem asked the council members to look at the map that was furnished by the developer to residents in August. This site map makes the best use of the land while complying with the no vehicular connection commitments. We propose that by approving a final site plan similar to the one before you would be in the best interest of the city, residents and developer. It has been almost eleven months since the rezoning of Walker Farms was announced. During that time, volunteers have gone door to door six times in each neighborhood, keeping residents up to date with rezoning information and collection input from the residents to be shared with the Common Council. We can report that as of this evening, resident feedback has been unanimously **against** any connection between Walker Farms and out neighborhoods. We also wish to thank the Common Council for providing us with the opportunity to speak at these meetings and considering the information and safety concerns we have provided. We have witnessed the Common Council being publicly and perhaps privately ridiculed for its action by other departments within the city while representing us, and it is deeply appreciated. While there is scant trust for other departments in the city, the common council remains highly respected by is as residents, homeowners, families and neighbors. Thank you for your support.

Bob Strack 1348 Estates Dr., we would like to make a recommendation of an amendment to the UDO that sounds something like this. Connectivity is recommended in most cases, but not required in all circumstances. In situations where the infrastructure in the old neighborhoods is not up to modern standards, such as no sidewalks or storm drainage, connectivity is not aloud because of safety and quality of life in these neighborhoods, including Walker Farms development cannot create a road that connects to or lines up with Faith Street, Lea Lane and Green Valley Road. In addition, the Common Council has the ability to override connectivity decisions from the Plan Commission based on safety, public feedback or traffic volume issues. We believe these changes to the UDO would provide guidance and necessary oversight and common sense to the Plan Commissions decisions. We specifically referenced the three streets for it would be more difficult for staff to find a way around it. If you decide to make these changes, it would be best for the developer, the Walker family and everyone involved to do all 3 readings and pas it in one night. Thank you.

Kyle Jones, 566 Poplar Drive, I here for the same reason to continue down the path of safety. I have a 3-year-old and 5-year-old. To discuss the use of safety bollards and how they are used to prevent through traffic, however they are there for rescue services and other to go through. Once they have been breached by a fire engine, the city will take them down and open it up the vehicular traffic to flow through there. You've seen it all over the city of Indianapolis, the state of Indiana and every other state that has had a bollard between two connections of traffic. It will be done as a means of safety. Someone brought up about a house that was burned down in the neighborhood due to lack of access. That lack of access was inaccurate. The reason why is that we did not a fire hydrant close enough to support the fire engines at that resident. That resident did not bure down to the ground, as stated. The main structure of the house, garage and roof stood. 20% of the roof was replaced. The interior was gutted due to smoke damage. I know this because I am their neighbor and move in about a month before the fire started. The house did not bure down to the ground. Access was not a problem, fire hydrants were. Now we have a new fire hydrant on our street that I can see from my front porch, so access is not going to be a problem for emergency services. Bollards should not be placed there because no connection is required. My concern is for the safety of the children in the neighborhood both current and future. Without sidewalks, our streets are our place of activity. I strongly, strongly, strongly, opposed any kind of connection that may allow future traffic in the neighborhood. Thank you.

Ms. Pat Chaney 242 Victory Avenue, I spoke to you a while ago, we were annexed into the city in 1991, and the Walker family was there before that. We still have no access to sidewalks, and the new subdivision have come in and they look great. I applaud the council for requiring sidewalks and curbs, but after being annexed in to the city in 1991 I do not understand why we were not given the opportunity to get some of those perks. From 1991 to 2024 we were never approached, but we were approached to annexed in to the city and get the benefits of the city. Before you consider putting traffic in to those neighborhoods, you should consider giving us those benefits. I pay taxes, my in-laws have paid taxes since 1968, so I think we deserve the upgrades to make it allowable. If the comprehensive plan states it is for the next 15 to 20 years, I'm not going to be here. So, when my house sells, I want the new owners to say, I've got city sidewalks, protection for our children and not the drainage swells that we currently have. All those things would be great, and I would appreciate it. I would appreciate it for future. So, when the comprehensive plan is passed for the future, think about the people who are living without that right now. Thank you.

**B. Council**

**C. Other Miscellaneous**

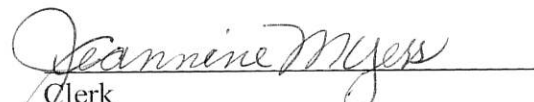
A. Corporation Counsel

B. Controller

C. Mayor

**VII. Adjournment: 8:11pm**

  
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Council President

  
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Clerk