



## Advisory Plan Commission Summary

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Last Meeting Date: May 24, 2021- Regular Meeting

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### REGULAR MEETING SYNOPSIS:

Commission members: DeYoung\*, Lacey, Pabst, Scowden, Simpson and Worley were present for the meeting.  
*\*Commissioner DeYoung left the meeting at 7 P.M., hence the differing votes on motions after his departure.*

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### APPROVAL OF PREVIOUS MEETING

#### MINUTES:

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| 1. April 26, 2021- Regular Meeting | The Commission voted 6 in Favor/0 Opposed/1 Abstained (Miller) to <b>APPROVE</b> the April 26, 2021 regular meeting minutes. |
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### APPROVAL OF FINDINGS OF FACT / REPORTS OF DETERMINATION:

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| 1. PCPP-02-21-1877<br>BAILEY PARK II PRIMARY PLAT          | The Commission voted 7 in Favor/0 Opposed/0 Abstained to <b>APPROVE</b> the Findings of Fact for PCPP-02-21-1877. |
| 2. PSDP-03-21-1887<br>BANYAN CONSTRUCTION HEADQUARTERS DPR | The Commission voted 7 in Favor/0 Opposed/0 Abstained to <b>APPROVE</b> the Findings of Fact for PSDP-03-21-1887. |
| 3. PCMA-03-21-1888<br>4730 N COUNTY ROAD 900 E PD AMEND.   | The Commission voted 7 in Favor/0 Opposed/0 Abstained to <b>APPROVE</b> the Findings of Fact for PCMA-03-21-1888. |
| 4. PSDP-03-21-1889<br>SPENCER PROFESSIONAL BUILDING DPR    | The Commission voted 7 in Favor/0 Opposed/0 Abstained to <b>APPROVE</b> the Findings of Fact for PSDP-03-21-1889. |
| 5. PCCA-03-21-1891<br>1395 N GREEN ST. COMMITMENT AMEND.   | The Commission voted 7 in Favor/0 Opposed/0 Abstained to <b>APPROVE</b> the Findings of Fact for PCCA-03-21-1891. |
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### HEARING OF REQUESTS FOR CONTINUANCES:

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| 1. PCMA-04-21-1898<br>AUBURN RIDGE REZONE TO PD | A request for a zoning map amendment, to amend the zoning on approximately 163.73 acres of real |
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estate, located West of and adjacent to CR. 575 East, North of CR. 450 North, East of CR 500 East and South of the Enclave at Summer Ridge, from Agricultural (AG) to Planned Development (PD), for the purpose of creating a single-family residential subdivision.

Parcels: 32-07-16-100-003.000-016, 32-07-16-200-011.000-016, 32-07-09-400-012.000-016, 32-07-09-400-023.000-016, 32-07-16-100-007.000-016, 32-07-16-100-002.000-016, 32-07-09-300-012.000-016, 32-07-16-400-022.000-016, 32-07-16-100-001.000-016 and 32-07-16-200-002.000-016

**ADVERTISED PUBLIC HEARING**

Represented By: Mark Todd Roberts, Premier Land Company II LLC

After feedback from Town Council, the Applicant requested a continuance to the next meeting.

**ADVERTISED PUBLIC HEARING OPENED, RECESSED AND CONTINUED TO JUNE 28, 2021 AT 6 P.M.**

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**OLD BUSINESS:**

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1. None
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**CONTINUED PUBLIC HEARINGS:**

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1. None
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**NEW PUBLIC HEARINGS:**

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1. PSDP-04-21-1899  
PROJECT FOUNDATION DPR

A request for development plan review approval for an approximately 512,720 sq. ft. industrial warehouse building and associated parking, in an Highway Commercial/Low Intensity Industrial (HC/I1) District, on approximately 53.20 acres, located east of the intersection of Ronald Reagan Parkway and Connector Road, west of CR 1000.  
Parcels: 32-08-18-200-001.000-016, 32-08-18-100-001.000-016

**ADVERTISED PUBLIC HEARING**

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Represented by: Shaun Cofer, Scannell Properties, LLC

Upon hearing the presentation by the Applicant, and taking comments from the public, the Commission voted 7 in Favor/0 Opposed/0 Abstained to **APPROVE** PSDP-04-21-1899 subject to and conditioned upon:

- (1) The fence alignment in the northeast corner of the development will be relocated such that it is not in a front setback for the stamping set of plans for the DPR.
- (2) That there be signage stating “No truck traffic” on CR 1000 E and that the developer reduce the exit radius to deter semi-trucks from turning onto CR 1000 E.

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2. PCPP-04-21-1900

RONALD REAGAN LOGISTICS PARK AT I-74 PRIMARY PLAT

A request for primary plat approval for a four (4) lot major subdivision, on approximately 124.31 acres, located east of the intersection of Ronald Reagan Parkway and Connector Road, west of CR 1000.

Parcels: 32-08-18-200-001.000-016, 32-08-18-100-001.000-016

**ADVERTISED PUBLIC HEARING**

Represented By: Shaun Cofer, Scannell Properties, LLC

Upon hearing the presentation by the Applicant, and taking comments from the public, the Commission voted 6 in Favor/0 Opposed/0 Abstained to **APPROVE** PCPP-04-21-1900 subject to and conditioned upon:

- (1) The Primary Plat complies with the Minimum Lot Area and Minimum Lot Width for the I2 and HC Districts.
- (2) Block lengths are appropriate per the UDO requirements.
- (3) The maximum number of lots to be created in the Logistics Park have been designated in the Project Data Table on the plat. This maximum could not be

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increased without bringing the primary plat back before the Plan Commission.

- (4) Private streets would create internal access between the lots, some of which cannot gain direct access from Ronald Reagan Parkway. The East-West street would connect to the intersection of Ronald Reagan and Connector Road and extend east to County Road 1000. The North-South street would connect the parcels to that East-West spine. The streets are placed in private street easements per the UDO requirements and must be built to Town standards.
- (5) Utility and drainage easements have been provided per the UDO standards.
- (6) The required features and certificate language are included on the Primary Plat.

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3. PCMA-04-21-1902  
CREEKSIDE COMMONS COMMERCIAL PD  
AMENDMENT

A request for a zoning map amendment, to amend Ordinance No. 98-20 on approximately 12.86 acres of real estate, located at Creekside Commons South of US 136 and west of CR 900 E, for the purpose of adding Light Industrial as a permitted use.

Parcels: 32-07-13-400-002.000-016

ADVERTISED PUBLIC HEARING

Represented By: Russell L. Brown, Clark, Quinn, Moses, Scott & Grahn, LLP

Upon hearing the presentation by the Applicant, and taking comments from the public, the Commission voted 6 in Favor/0 Opposed/0 Abstained to APPROVE PCMA-04-21-1902 subject to and conditioned upon:

- (1) That the architectural standards to amended to require that all metal siding on residentially facing facades must be paired with a minimum 3' high masonry water table
- (2) This amendment applies only to the subject parcel and no other parcel also covered by the Creekside Commons Commercial PD.

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(3) The approval of the Findings of Fact and Report of Determination by the Plan Commission.

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4. PCMA-04-21-1903  
ROSEMONT AT WYNNE FARMS PD TEXT  
AMENDMENT

A request for a zoning text amendment, to amend section 1.05(A)1 – Maximum Lot Coverage of the Wynne Farms Planned Development District, located west of N 800 E and north of Northfield Drive, for the purpose of increasing the maximum lot coverage permitted.

Parcels: Entirety of Rosemont at Wynne Farms

**ADVERTISED PUBLIC HEARING**

Represented By: Benjamin Sheppard,  
Homeowner

Upon hearing the presentation by the Applicant, and taking comments from the public, the Commission voted 6 in Favor/0 Opposed/0 Abstained to send a **FAVORABLE RECOMMENDATION** of PCMA-04-21-1903 to Town Council subject to and conditioned upon:

- (1) That the PD Amendment only apply to Parcel A of the Wynne Farms PD.
  - (2) Explore stormwater capacity with Town’s engineer.
  - (3) The approval of the Findings of Fact and Report of Determination by the Plan Commission.
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5. PCPP-04-21-1906  
PARKSIDE AT GREYSTONE

A request for primary plat approval for a ninety-three (93) lot curvilinear subdivision, on approximately 43.30 acres, located at 6780 N County Road 625 E.

Parcels: Pt of 32-07-03-100-001.000-001

**ADVERTISED PUBLIC HEARING**

Represented By: Joseph Marx, Pulte Homes of Indiana, LLC

Upon hearing the presentation by the Applicant, and taking comments from the public, the Commission voted 6 in Favor/0 Opposed/0 Abstained to **APPROVE** PCPP-04-21-1906 subject to and conditioned upon:

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- (1) The completion of a Staff review and stamped approval of the Primary Plat by the Director of Development Services.
  - (2) The submission and approval of a Final Plat with Construction Documents for the proposed subdivision within three (3) years from the date of the Major Subdivision Primary Plat approval.
  - (3) The Final Plat shall be recorded in the Office of the Recorder of Hendricks County prior to the issuance of any building permits.
  - (4) The approval of the Findings of Fact and Report of Determination by the Plan Commission.
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## **COMMUNICATIONS AND COMMITTEE**

### **REPORTS:**

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| 1. APC Rules of Procedure Update                | Ms. Dickey said she had not received any additional comments on the Rules of Procedure update. Staff will bring the changes for adoption at the June meeting.      |
| 2. Report From Director of Development Services | At the last Town Council meeting, Fairview West had its second reading on the annexation and zoning and it would go for the third reading at the upcoming meeting. |
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### **MISCELLANEOUS BUSINESS:**

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| 1. Comprehensive Plan Update | Ms. Dickey gave the Commission a copy of the Land Use Map updated with the comments from the Commission where they thought it might be appropriate to see more commercial and industrial development. The June 28 <sup>th</sup> Plan Commission meeting would give the formal recommendation to Town Council. There will be a community input meeting/open house on Wednesday, June 9 <sup>th</sup> from 6:30- 8 PM in Eaton Hall. If the Commission had further comments, please get those to Staff before the June 28 <sup>th</sup> Plan Commission meeting. |
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**ADMINISTRATIVE FILINGS:**

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| 1. ASDP-04-21-1908 | Contract Lumber DPR Amendment     |
| 2. ASDP-04-21-1909 | Wynne Farms Self Storage, Phase 2 |
| 3. CPSP-05-21-1911 | Bailey Park II Final Plat         |
| 4. CPSP-05-21-1916 | Fairview West, Sec. 1             |
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**CASES FILED FOR FUTURE MEETINGS:**

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| 1. PSDP-05-21-1910 | Townhomes At Wynne Farms DPR                |
| 2. PSDP-05-21-1912 | Bailey Park DPR                             |
| 3. PCMA-05-21-1913 | 554 Pit Rd. Rezone To I1                    |
| 4. PCMA-05-21-1914 | Northfield Drive Business Park Rezone To I1 |
| 5. PCMA-04-21-1903 | Rosemont At Wynne Farms PD Amendment        |
| 6. PCPP-05-21-1915 | Fairview West Primary Plat                  |
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