Tuesday, September 10, 2024 7:00 p.m.

Richard J. Pasco Council Chambers, City Hall

10 S. State St, Greenfield, IN 46140

Plan Commission President, Becky Riley, called the meeting to order at 7:00 p.m.

Commission Secretary, Monica Evans, took Roll Call with the following members present:

Becky Riley, President

Chris Cooper

Mike Terry

Kristina Baker

Glen Morrow

Paulette Richardson

David Spencer

Jeff Lowder

Alan Hammons

Nonmember staff present:

Monica Evans, Secretary

Gregg Morelock, Attorney

Evan Beaty, Planner

First, B. Riley welcomed the new City Engineer, Glen Morrow.

B. Riley presented a motion for the August meeting minutes. A motion was made by K. Baker and seconded by M. Terry. Motion carried 9-0.

E. Beaty gave the Administrators report. For August there were 32 new residential permits issued. Most of the permits issued were for Evergreen Estates subdivision. There have been 35 commercial permits issued year to date and a grand total of 372 permits issued for the year.

**NEW BUSINESS:**

**SUB24-07 Forest at Brandywine Primary Plat:** Lennar Homes is requesting approval of a subdivision primary plat to be known as Forest at Brandywine. It is approximately 140.590 acres and will be divided into 268 lots for single family homes in 2 sections.

E. Beaty gave the staff report. He advised the southern portion of the property was recently annexed into the city, while the northern portion (Lots 1-88) was annexed several years ago.

The northern section will have more extensive design standards and larger lots.

Looped Trails will be built throughout the subdivision. An extensive landscape buffer will be installed along Morristown Pike. The existing trees will remain and will need to have the Planning Director’s approval before removing. There will be 2 home product lines offered. Again, lots 1-88 will have more design standards and larger lots due to the type of home being built on the lots. The petitioner will work with the City in order to construct a roundabout at Morristown Pike and Davis Road.

The Petitioner would also like to reduce the minimum square footage of additional windows from 9 square feet to 8, as this would create an issue with the structure and placement of roof trusses and framing. They are also requesting an increase of 60% front coverage for the garages instead of 50% per the design standards. This will only be for homes that will have a 3rd garage bay. Also, those 3rd garage bays will need to set back a minimum of 2 feet further than the typical 2 car attached garage.

Staff is recommending approval with conditions listed in the staff report.

Tony Bogato of Lennar Homes came forward and was sworn in. He has a small presentation about Lennar Homes and images of what some of the homes will look like. He advised that the company has been around for about 30 years and previously was known at Ryland Homes.

He stated they are going to include an amenities area. He also stated that they are planning on preserving as many trees as possible and will be adding a second pond on the north side of the development. With the amenities they will have a pool, pool house, playground and internal sidewalks to the connector trails.

The homes in the southern section will all be ranch style homes starting at 1800 square feet in size. On the homes in the northern section, all homes will be 2 story that start about 1800 square feet and will all have 3 car garages. They will be sided with Hardy Plank and brick siding.

He stated that all homes will be “Everything Included.” There are over $30000.00 in features. All the added upgrade options are included in the home price. Those options include hardwood floors, LED lights, smart technology, appliances, cabinets, countertops and kitchen islands and kitchen fixtures.

At this time President B. Riley advised that each remonstrator would have a 2-minute time limit while speaking.

Brock Disser came forward and was sworn in. He advised that he is concerned with the construction traffic on the roads. He said the road is already falling apart and how bad is it going to get with all the extra traffic. Who will be paying for the upkeep on the road. Will utilities be available for adjacent properties and are copies of the development plans available to see?

G. Morelock advised that utilities will to some extent be available for some residents. There will be an availability fee for hookup. For road upkeep, the road impact fee will be used for maintenance. E. Beaty advised the remonstrator that plans will be available online the next day or can come in for a copy. Tony Bogato advised that most of the construction equipment will stay on site while construction is being completed and the other traffic will just be normal construction traffic and won’t be increased too much.

Joshua Stamper came forward and was sworn in. He advised that he is concerned about the roads, increased theft and needing more security in the area. He also asked if there would be more trees planed and he would like to see a community garden. He is also concerned about the creek flooding more than it does now. He stated he is also concerned about the parks in the area. He is afraid kids and adults will start tearing things up.

Tony Bogato advised there will be buffering and will only cut down what trees are necessary for development. For drainage its going to help. It should slow things down. The Road Impact fee will help for maintenance of the roads as the development is being built.

Mr. Bogato was asked about the building timeline and he said it would be 2026. He was then asked about how many sections there will be and he stated that there will be 3 sections.

Bob Cherry came forward and was sworn in. He is concerned about the schools and the influx of kids and is afraid there will be too many kids for the schools to handle. Also, the impact of funding going to the schools. Regarding the proposed roundabout, he believes that Lennar Homes should give up some of their property to build on instead of taking from the homeowners. He also stated there are already heavy traffic problems in Greenfield and the downtown area and this is going to create more traffic. He also is wanting to know about the quality of homes that are being built. And he said that many people that are impacted by the City Government and can’t vote for them and he doesn’t want a rental community.

B. Riley advised that she had spoken to Harold Olin, Superintendent of GC schools and they are below normal enrollment due to kids going to different school districts.

Pat Macy came forward and was sworn in. She states she lives south on county road 275 East and when the creek floods, it floods their property. She is wondering what will happen to help hold back to water. She said the bridge on Steele Ford Road is gone so she is stuck in her house when it floods. She also asked about the cost of the homes being built and said they looked cheap. She pays tons of taxes to live where she does and doesn’t see any giant retention ponds to hold any water and it will impact her even more. She feels they do not have the proper look for the future of Greenfield.

Tony Bogato advised that they are building high quality homes. He is not able to answer the school questions very well. P. Richardson asked if the homes would be owner occupied or will they be rentals. He said they are builders and just sell the homes. They do not allow short term rentals in their community and there is a maximum percentage of rental homes allowed in the subdivision per the covenants of the HOA.

He stated that they do not want to become nuisance properties and most of the homes will be more than $300000.00 and that is about the cut off for rental home purchases.

M. Terry asked if there would be 405 trees per the plat and city ordinance. Tony Bogato advised that they will be planting that many trees. He stated that if they are not planted as street trees, they will be planted in areas agreed to by the City.

P. Richardson asked if there will be decel lanes going south and nothing north or if there will be passing blisters.

Bob Cherry came forward again. He stated again that he is concerned as money follows the child within the schools and the property taxes will not affect the schools funding for a couple more years.

Mitchel Grossman came forward and was sworn in. He stated that all the agriculture is getting torn out and homes are being built. He asked if homes were going to be rentals. Will they have full driveways and will there be street parking. He is also concerned about having the same quality of life as when his home was purchased. He is having a lot of personal stress due to the development and doesn’t know if he wants to live in Greenfield anymore.

Kelly Rizor came forward and was sworn in. He stated he lives just east of the development and is concerned with flooding and increased traffic. He also stated that everyone needs to do their research on Lennar Homes. He is also opposed to the number of homes being built and is concerned about the water table, as he already has a shallow well.

Chloe Scholl came forward and was sworn in. She lives southeast of the development. She is concerned about the number of kids overcrowding the schools. She said there are now 3 kids per seat on the school bus. She said the hospitals and grocery stores are already super busy and now it will be worse. She also believes people will be speeding around the S curves, there will be additional flooding and crime. She would also like to see the homes all brick.

Angela Ostemeyer came forward and was sworn in. She believes Greenfield is expanding too fast and she believes she will be moving out of Greenfield. She is also worried about the erosion control and will not stay up to standards. That runoff water will set in her yard.

Cole Disser came forward and was sworn in. He stated that he just bought his home because it is close to town but still in the county and Hancock County is going away.

Tony Bogato came forward again. He advised that all homes will be sold with the intent to be owner occupied.

Chloe Scholl came forward again and asked again how many trees will be removed from the middle of the 2 lots. She sees a lot of wildlife and doesn’t want it to go away. T. Bogato said his understanding is that the tree line going east and west will be removed. He said all the other trees will hopefully remain and the Planning Director will have to approve any other tree that is removed.

P. Richardson asked about sidewalks. She asked if they have talked to the property owners yet about installing a sidewalk on their property. He said they have not as of yet and were waiting on approval from the Plan Commission.

Pat Macy came forward again and asked if the houses are on slabs. She said she lives where she does because of the nature. She again said she floods and does not want to be flooded even more and doesn’t think the retention ponds will hold enough water.

G. Morrow advised that with the roundabout he spoke with the consultant and because of the hill that is why it must be shifted more to the east. Also, drainage will be looked at and calculated and should be better than what it is now. He also will take a look at the potential passing blister. He also stated that we have someone to do inspections for erosion and drainage every day.

A motion was made by M. Terry to approve with conditions/modifications/commitments recommended by staff and seconded by J. Lowder. Motion carried 9-0.

**PUD24-01 & DUD24-01: Legacy at Springhurst PUD & DUD Amendment-Trilogy Real Estate Hancock LLC**  is requesting to approve amendments to the PUD ordinance and DUD for the Legacy at Springhurst Senior Care Facility and senior living units.

E. Beaty gave the staff report. He advised that they are wanting to build additional units within the development. In the original ordinance, the off-space parking requirements for the facility will reduce from 1 space per unit to 32 spaces at the memory care facility. For density it will allow the total number of units to increase from 58 to 75. The total for the villas would be 40, and the memory care building would increase to 35 total beds.

The Petitioner is asking to reduce the setback from 60 feet to 40 feet along Meridian Road. They would also like to create private drives to the north and south of Legacy Lane to service the new villas. They would also like to build 2 villas (8 units) along the Private drive within lots 1 and 2.

Staff is recommending approval of the amendments to the PUD and DUD. It is supported by the Comprehensive Plan as this is the most desirable use for the area. This will also not create a negative impact on property values and is consistent with previously developed phases.

Bethany Hopf, Petitioner came forward and was sworn in. She stated that they are wanting to add the additional villas now to add to the retirement community. It will be a consistent use with the property.

M. Terry asked if this plan had been to Tech Review and E. Beaty advised that it had. P. Richardson asked about the cost of rent.

Earl Cramer, Trilogy came forward and was sworn in. He stated that rent is from $2600 to $2800 per month, all inclusive. He stated the idea is for age in place. They can transition to each area of the campus. They know the staff and team that is there to help them.

P. Richardson asked about the increased traffic at the entrance on Meridian Road. He stated that they are currently taking that left there. The additional homes should not increase traffic. The impact if any should not be coming from their campus.

Dale Brackin came forward and was sworn in. He is there representing his mother-in-law, who lives just south of the Springhurst Campus. He asked about the swale that is along the north side of her property line because there is a 5–6-foot elevation difference between the 2 properties. G. Morelock advised there is a 20-foot drainage easement between the 2 properties. Mr. Brackin also is concerned about the traffic and ambulances running back and forth and are there any plans for the fire department to build a new station on the west side of town. He asked if she could put a privacy fence up. He was advised that he will need to go to the county to inquire about the fence.

Earl Cramer came forward again and stated there will be a landscape buffer and be strategic in placing the trees for more privacy.

At this time B. Riley read a letter into the record from a remonstrator.

A motion was made for a favorable recommendation to council for the amended PUD ordinance by K. Baker and seconded by P. Richardson. Motion carried 9-0.

A motion was made for a favorable recommendation for council for the DUD amendments by P. Richardson and seconded by D. Spencer. Motion carried 9-0.

A motion was made to recess the regular meeting and open a Public Hearing by M. Terry and seconded by K. Baker.

**PUB24-04: EV Charging Plan:**  J. Fitzwater advised that they are wanting to add a new EV charging plan to the Comprehensive Plan, that was started previously by J. Koch. Oksana Polhuy with MS Consultants gave a brief presentation on the importance of an EV Charging Plan in communities. She will also be presenting to City Council if the Plan Commission makes a favorable recommendation.

A motion was made to close the Public Hearing and reconvene the regular meeting by D. Spencer and seconded by K. Baker. Motion carried 9-0.

A motion was made for a positive recommendation to City Council by M. Terry and seconded by P. Richardson. Motion carried 9-0.

A motion was made to adjourn by D. Spencer and seconded by J. Lowder. Motion carried 7-0.