

**HANCOCK COUNTY AREA PLAN COMMISSION
111 AMERICAN LEGION PLACE
GREENFIELD, IN 46140**

PLAN COMMISSION MINUTES

DATE: January 24, 2023 TIME: 6:30 P.M.

PRESENT:

**MICHAEL LONG, PRESIDENT
TYLER EDON, VICE PRESIDENT
RENEE OLDHAM, SECRETARY
SCOTT WOOLDRIDGE
GARY McDANIEL
RHONDA COOK, ATTORNEY
KAYLA BROOKS, DIRECTOR
DAWN PARKER, RECORDING SEC.
TERI SWEET, RECORDING SEC.**

ABSENT:

The January 24, 2023 meeting of the Hancock County Area Plan Commission was brought to order by President Michael Long. Due to the lack of members present from the last meeting in November, the approval/denial of the minutes was continued to next month. Prior to making their presentations, the Commission's attorney Rhonda Cook duly swore in all persons appearing before the Hancock County Area Plan Commission.

Election of officers was nominated. Mr. Woolridge made the motion for Mike Long to remain as president. Ms. Oldham seconded. Motion carried. Mr. McDaniel nominated Mr. Edon for Vice-President. Ms. Oldham seconded. Motion carried. Mr. Woolridge nominated Ms. Oldham for Secretary. Mr. McDaniel seconded. Motion carried.

Mr. McDaniel moved to adjourn. Mr. Woodridge seconded, and the meeting was adjourned at 9:00 PM.

ATTEST:

MICHAEL LONG, PRESIDENT

ATTEST:

RENEE OLDHAM, SECRETARY

**HANCOCK COUNTY AREA PLAN COMMISSION
111 AMERICAN LEGION PLACE, SUITE 146
GREENFIELD, IN 46140**

PLAN COMMISSION MINUTES

Tuesday, January 24, 2023

TIME: 6:30 PM

1. Versatile Const. - 300 Plaza Dev. Plan
6072-6088 W 300 N
13 - 16 - 5
Commercial Neighborhood
Development Plan 22-2292
Buck Creek
Development plan review for a proposed commercial building located at 6072-6088 W 300 N on 2.16 acres zoned CC (Commercial: Community). Mr. Long introduced the county's new Planning Director, Ms. Brooks to her first official Plan Commission meeting. Ms. Brooks said staff recommends approval subject to obtaining approval from the Board of Zoning Appeals for two variances (setback and buffering), which will be heard by the BZA this Thursday. She said the site is located within the Mt. Comfort Corridor. Mr. McDaniel asked if there are any plans for a divider on 300 N as traffic gets very congested at this corner. Ms. Brooks said Gary Pool, the Highway Engineer has reviewed this proposal and have received his sign off. She said all the Technical Committee comment sheets have been signed off. She presented the architectural renderings of the structure and shows the building façade meeting the design standards as required within the Mt. Comfort Overlay. Mr. Trent Baxter, Versatile Construction was present and stated the structure is approximately 10, 313 sf (5,000 sf being Don Rigo's Mexican restaurant) and the remainder having four possible units/tenants. He said due to the request of additional R/W from the Highway Engineer, two variances are requested from the BZA. One to reduce the required 50 ft setback to 45 ft and the other to reduce the required 20 ft buffer to 11 ft. Mr. Wooldridge stated a bank, which then turned into a restaurant, use to sit on this corner. Mr. Long said as per the Mt. Comfort Corridor overlay standards, the petitioner has included sculptures. Ms. Brooks said the proposed development is consistent with the county's ordinance. Mr. Edon asked if patrons would be able to turn left coming from the west? Mr. Baxter said yes. Mr. McDaniel said that turning left would be dangerous and would like to see no left-hand turn and a right in and right out as a condition of approval. Mr. Long stated Mutual Aide may not like the right in and right out as this is the only access point and they may push back, however he said the median extension may be a possibility. Ms. Brooks said all traffic issues would be deferred to the Highway Engineer for transportation issues. She said a condition of approval could be added subject to obtaining the Highway Engineer's approval. There was no further discussion. There was no remonstrator. Mr. Edon made the motion to approve subject to obtaining BZA's approval of the two variances and obtaining approval from the Highway Engineer regarding any traffic issues and signage. Mr. Wooldridge seconded. Motion carried. Four (4) approved, one (1) denied.

2. Steele Family Properties
4191 W 500 N
8 - 16 - 6
Institutional
Rezoning 22-2322
Buck Creek
Rezoning 141.0 acres from IN (Institutional) to IG (Industrial General) at 4191 W 500 N in

Buck Creek Township. The board directed the petitioner to continue to have discussions with the BOC and County Council requesting financial abatements. Mr. David Gilman, Steel Family representative was present and stated they have been unable to meet with the County Council and request a continuance to April. He said they will resend notice to the surrounding property owners for that meeting.

3. New Pal. Self Storage
3862 W US 52
28 - 15 - 6

Residential
Rezoning 22-2326
Sugar Creek

Rezoning 3.10 acres from R1.0 (Residential) to CR (Commercial Regional) at 3862 W US 52 to expand an existing self-storage facility. Ms. Brooks presented a staff report for a favorable recommendation with the following conditions: 1) Comply with the Corridor Overlay architectural standards for buildings visible from Us 52 and the property to the east. 2) Continue landscaping in accordance with the ordinance 3) Utilize fencing that is more decorative if it will not be screened by landscaping (like black metal on top of brick base or a masonry wall). She said this site is within the mixed-use corridor and does not encourage outdoor storage. She said there is an outstanding violation for having a ground sign without a permit. Mr. McDaniel asked if the pine trees are part of the buffer and would they continue. Ms. Brooks said yes, it was part of the buffer for the first phase. Mr. Wooldridge asked if the houses across the street had been notified and how close was this project to the town of New Palestine. Staff confirmed that notices are required to be sent to property owners within two lots or 600 feet, whichever is less, and the site is located approximately ½ mile from New Palestine. The board had concerns about what this project would look like as this site is just outside of the Town of New Palestine and this is what will be seen as entering New Palestine from the east. Mr. Russell Brown, attorney representing New Palestine Self Storage was present and stated this property was acquired last spring to extend the existing facility. He said self-storage facilities are in demand and according to industry statistics a need for 10 sf of storage is needed per residence within a three-mile radius and that it is usable, rentable, and needed. The board asked if the current space is already rented. Mr. Brown said there is limited space available in the existing facility. He said the request is to expand this facility on this 3-acre parcel and upon completion, will double the size of what is there currently. He said the site will eventually be replatted to form one lot with one owner and only have access from 400 W (no curb cuts along US 52). He said this is the first time that he has seen staff's conditions regarding fencing. He said using decorative fencing has been an issue in other projects as it allows theft to occur so decorative fencing may be an issue for the property owner. Mr. Brown said self-storage is a low traffic generator and statistics show tenants usually only visit four times a year. He said there is virtually no utilities on site other than lighting. He said there is a significant economic development impact as the adjacent parcel tax impact is \$900,000 while this parcel currently generates \$6,000. He said no communication or calls of remonstrance have been received. He said the existing facility is well kept and request a favorable recommendation. The board questioned the use of decorative fencing instead of the chain link in this area. Mr. Brown stated again there is a concern using decorative fencing instead of chain link because of theft. He said he does not have the authority to decide regarding changing the fence type without conferring with his client and asked if this could be continued. Mr. Long asked if there was anyone in the audience that would like to speak.

Mr. Larry Sedam questioned the continuance request and said if decorative fencing is required in the corridor overlay then the council should adhere to those standards. Mr. Long asked Mr. Brown if he is requesting a continuance. Mr. Brown said yes in order to talk with staff regarding the landscaping and fencing and to confer with his client. Motion was made to continue to February with conditions: 1) Comply with Corridor Overlay architectural standards for buildings visible from US 52 and the property to the east 2) Continue landscaping in accordance with the ordinance and 3) Utilize fencing that is more decorative if it will not be screened by landscaping (like black metal on top of brick base or masonry wall). Four (4) approved continuance, one (1) denied.

4. Eli Marshall - Eastway Court Expansion Planned Unit Dev.
 Approx. 6700 W US 40 (Rear) Final Detailed Plan 23-2339
 36 - 16 - 5 Buck Creek
 Final Detailed Plan for Eastway Court Expansion located approximately 6700 W US 40 (north of Eastway Court Apartments) on 26.43 acres zoned PUD (Planned Unit Development). Ms. Brooks presented a staff report and development standards for this project. She said this is an expansion of an existing development for low scale apartment homes. She said this project extends north into an open field with plans to connect, in the near future, a single-family home development to the west. She said she is still waiting for a landscaping plan. She said the Town of Cumberland has extended sewer to this project and may annex this area in the future. She said there have been some changes made to the original submittal such as moving the dog park, walking trails, and the façade of the apartments. She said some of the PUD standards for this development are as follows: 1) 24 ft minimum width for all streets and drives 2) 9 x 18 ft minimum parking spaces with ADA requirements, 3) Minimum 15 ft building/structure offset including canopy overhang, 4) 25 ft buffer for all buildings and structures on the north, east and west property lines as shown on plans, 5) Approximately 50% of the units are staggered, 6) minimum 5 ft wide sidewalks along frontage of all residences needed for access to all shared amenities, 7) Three-unit townhomes with gabled roof style, 8) Each townhome will have a standard landscape package with some variation, 9) A central promenade walkway shall be constructed to allow free flow of pedestrians through the site, 10) A playground and dog park shall be constructed to add to the amenities of the community, 11) Fire hydrants are shown on the plans (subject to the fire departments approval), and 12) LED street lighting is required along all drives and parking areas providing a minimum 1.0 foot candle lighting density in these areas. Ms. Brooks said staff's position is favorable with the following conditions: 1) A landscaping plan shall be submitted and approved by the Planning Director prior to the issuance of any permits and 2) Pending signoffs from all the Technical Committee members. Mr. David Gillman, representing Eastway Court Expansion was present and stated he would address any questions this board may have about the previous submittal and the changes that have been made. He said per this board's request, the building facades were changed and will be more complimentary to the existing neighborhood. He said they will install a construction drive to the west of the existing apartment complex going north and as an agreement made, it will remain for emergency services until our new development's stub streets are connected to the proposed single-family subdivision (DR Horton) is developed and will have our stub streets connect to their streets. He said he still foresees that

happening within the three-year time frame previously discussed. Mr. Gilman said the treatment plant that had been discussed at earlier meetings, has been abandoned as this new Eastway Court Expansion will be connecting to the Town of Cumberland's sewer and water lines. He said in late March a possible annexation process will begin. He said this will only affect this expansion of Eastway Court. He said these proposed dwellings will be affordable housing more for the aging community with walkable trails and connectivity to the Pensey trail and shops in Cumberland. He said all commitments have been met except for providing the landscaping plan which will be forthcoming. Mr. Long stated there had been some discussion about having a left turn lane on US 40 and asked if a traffic study had been done. Mr. Gilman said that a traffic study was done by the Highway Engineer and was suggested to install a left turn lane from 700 W and INDOT is looking at a study for a left turn lane on US 40 into Eastway Court Apartments (Manor Drive). Mr. Long asked if the project would have enough access points for fire safety and school buses. Mr. Gilman said yes, with the DR Horton single-family home development to the west. The board asked for remonstrators. None were present. Ms. Brooks said this project does fulfill one item within the Comprehensive Plan, a greater mix of housing types. There was no further discussion Ms. Oldham made the motion to approve subject to getting the landscaping plan to Ms. Brooks and obtaining all the Technical Committee comment sheets signed off. Mr. Wooldridge seconded. Motion carried. Five (5) approved, zero (0) denied.

OTHER BUSINESS:

1. Comprehensive Plan Update – Ms. Brooks stated the county and both the Towns of Shirley and Spring Lake have signed their resolutions and has now been adopted.
2. Geo Permits Update – The board stated they would like to see the contract because it they believe the program should be up and running by now. Ms. Sweet said she would send the contract to the PC board members.
3. Architectural Standards Update – Ms. Brooks said she has been unable to get to this as she is trying to settle in and have met many people.
4. Election of Officers – See minutes above.
5. Confidentiality/Conflict document to be signed – Each board member signed the document.