



Planning Commission

City of Crawfordsville, Indiana

City Building
300 E. Pike Street, 2nd Floor
Crawfordsville, IN 47933

October 17, 2023 at 5:00 PM

Meeting Minutes

The Crawfordsville Plan Commission met in regular session on October 17, 2023 at 5:00 p.m. Members present for the meeting were Kitty Haffner, Andy Biddle, Joyce Burnette, Jared McMurry, and Troy Swan. Members Gerry Turner and Karen Crawford were not present. Others in attendance were: Megan Huckstep, Director of Planning & Building Services; Kent Minnette, City Attorney of Taylor, Minnette, Schneider & Clutter; and Kathryn Vice, Executive Assistant, Planning & Building Services.

Plan Commission President Joyce Burnette called the meeting to order at 5:00 p.m. and the roll was called.

Meeting minutes from August 15, 2023 were presented. Andy Biddle moved to approve the minutes as presented. Jared McMurry seconded. Motion passed 5-0.

With no items of old business, the Commission proceeded with items of new business. Director Megan Huckstep presented the staff report for petition SUB 0032 submitted by Lantz McElroy of Arbor Homes who was requesting primary subdivision plat approval for a new 182 lot residential subdivision known as Hawkview subdivision located 720' south of Purple Heart Parkway on the east side of US Highway 231 South. She explained the property had been used for agricultural purposes and was presently zoned R-2, residential. Ms. Huckstep described the neighboring properties zoned as follows: outlots along 231, B-3, business; two parcels, I-1, industrial; north along 231, B-3, business; property to the northeast, R-1, residential. She stated the property originally consisted of approximately 70 acres and was annexed into the city limits in December 2021. Ms. Huckstep reminded the Commission that they had considered and approved Sterling Minor Subdivision in May 2023, which subdivided the one parcel into three parcels. She further reminded the Commission that at that same time they had considered rezoning of the largest parcel that consisted of 59.32 acres from B-3, business to R-2, residential, which was formally adopted by the City Council on July 10, 2023 (Ordinance 21-2023). Ms. Huckstep stated that plans indicate there will be two access easements from US Highway 231 South. She reported that developers have been in contact with INDOT and will be required to obtain the necessary state right-of-way permits and INDOT has expressed concern that a southbound turn lane may be necessary as well as a traffic signal with additional development and traffic in the area. Ms. Huckstep stated it is the intent of the developer to dedicate the streets in the subdivision to the City once they are constructed. She reported they are requesting a variance from the Local Street Pavement Section in the City of Crawfordsville Typical Construction Guidelines and Details dated 2018. Ms. Huckstep stated the detail dimensions a right-of-way width of 50 feet wide, but the dimensions for the improvements within the right-of-way measures 52 feet wide. She stated Arbor proposes to keep the 13 foot drive lanes, a 2 foot curb, 5 foot planting strip, and a 5 foot sidewalk, the same widths as the detail to allow for the 50 foot wide right-of-way to be maintained, but they plan to remove the 1 foot of grass that is supposed to be between the sidewalk and the edge



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of the right-of-way. She explained they plan to add a sidewalk easement that would meet the same intent as the 1 foot grass strip in the right-of-way, which is to allow for construction tolerance if the sidewalk varies from the plan horizontally. Ms. Huckstep reported no known environmental, fire, police or emergency issues. She reported that local fire and police representatives have been involved with coordination of the street names and fire hydrants will be installed to meet the standard requirements. The findings of fact are as follows:

1. The Petitioner has submitted all items necessary for primary plat approval as listed in 152.023 of the Subdivision Control Ordinance.

Yes, the Petitioner has submitted all items necessary for primary plat approval.

2. The proposal meets the Primary Plat Specifications in 152.024 of the Subdivision Control Ordinance.

Yes, the proposal meets the primary plat specifications.

3. The proposal substantially complies with the Design Standards of 152.040-152.053 of the Subdivision Control Ordinance.

Yes, the proposal substantially complies with the design standards with the exception of the requested waiver/variance from the Local Street Pavement Sections of the 2018 Crawfordsville Typical Guidelines and Details.

4. The proposed subdivision substantially conforms to the City's future land use map.

The City's Future Land Use Map shows this property as agriculture-preservation. Ag-Preservation is characterized by areas primarily outside of the city limits, but inside the two-mile area outside of the city limits. This area should be used to encourage development in areas serviced by the City's existing infrastructure. Parcels within the Ag-Preservation should minimize development with the exception of single-family dwellings. While the city had land use jurisdiction over this property for many years, the county resumed that responsibility in 2019 when the county adopted zoning. This property was recently annexed in the City Limits in December 2021 and rezone for residential development in July 2023. The City is currently in the process of extending the sanitary sewer south on US Highway 231 and adding a lift station that will serve this development as well help service existing business along US Highway 231 South. This subdivision will be developed in phases with infrastructure such as utilities, drainage and roads being in place prior to homes being constructed. The intent is for the streets within the subdivision to be dedicated to the city when the subdivision is complete. The Comprehensive Plan states that all residential development within the Agricultural area should be required to incorporate the following Right-to-Farm Statement in the site development plan approval process: "This property owner and all subsequent owners hereby recognize the development in this area is primarily dominated by pre-existing rural and agricultural uses. These may generate dust, noise, odor, and lights at levels



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significantly beyond those found in urbanized areas and therefore the rights of these uses to continue.”

Ms. Huckstep stated based on the findings of fact, staff would recommend Primary Plat Approval for Hawkview Subdivision with the requested waiver of a 1 foot sidewalk easement in place of the 1 foot grass strip in the right-of-way. She stated staff would also recommend that approval of secondary plat be forwarded to the Plat Committee for technical consideration and if inclined, the Commission could grant a waiver from the Right-to-Farm statement.

Lantz McElroy came forward representing the petition. He reported having had a TAC meeting with minimal comments to address. Mr. McElroy reiterated the need for the waiver. Joyce Burnette asked for clarification in regards to the Right-to-Farm statement. Ms. Huckstep explained that the statement is not required, but could be implemented.

Larry Smith, property owner to the south, came forward with questions regarding drainage. Troy Swan, City Engineer ensured that the drainage is not to exceed the pre-developed rate.

Dusty Davis, 2146 S US Highway 231, came forward with concerns about protecting his property and whether there would be any sort of privacy fence installed. City Attorney Kent Minnette stated it would be the responsibility of the property owner to protect his property at his expense. Mr. Davis inquired about the easement on the west side of his property and whether the trees within the easement would be affected by the incoming infrastructure. Ms. Huckstep stated she would be in contact with Mr. Davis in regards to the trees within the easement.

Jared Grable, property owner to the north, came forward to ask about lot size, home size, home price, and estimated construction. Mr. McElroy stated the minimum lot size would be 7,000 square feet. Julie Smith, Land Entitlement Manager of Arbor Homes, stated the homes range from 1,200 to 3,200 square feet and the average home price is in the high 200s. Mr. McElroy stated they intend to begin construction as early as possible in 2024. Mr. Grable voiced his support of Hawkview Subdivision.

After some continued discussion amongst the Commission, Kitty Haffner moved to approve the primary plat with the waiver and to forward the secondary plat to the Plat Committee. Jared McMurry seconded. Motion passed 5-0.

Ms. Huckstep provided an informational update, reporting that they would be working with HWC on the Unified Development Ordinance and it would likely be brought before the Commission in early 2024. Ms. Huckstep inquired about availability for the November meeting with the upcoming holidays. The Commission agreed to move the upcoming meeting to November 14, instead of November 21 as scheduled.

With no further business, the meeting adjourned at 5:34 p.m.



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Minutes Approved: 11.14.23

Jane Bunette
President

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Member

Arthur P. B. Loh
Member

Gary Turner
Member

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Member

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Member