



Planning Commission City of Crawfordsville, Indiana

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

June 18, 2024 at 5:00 PM Meeting Minutes

The Crawfordsville Plan Commission met in regular session on June 18, 2024 at 5:00 p.m. in the Common Council Chambers of the Municipal Building. Members present were: Stan Hamilton, Joyce Burnette, Ron Henricks, Sally Molin, Brian Keim, and Troy Swan. Member Jared McMurry was not present. Others in attendance were: Megan Huckstep, Director of Planning & Building Services; Kent Minnette, City Attorney of Taylor, Minnette, Schneider & Clutter; and Kathryn Fisher, 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 April 16, 2024 were presented. Sally Molin moved to approve the minutes as presented. Ron Henricks seconded. Motion passed 6-0.

With no items of old business, Planning Director Megan Huckstep noted that one item had been removed from the original agenda because the item would be considered an expansion of the already existing park and not technically a subdivision.

Continuing with petition RZ 0024, Ms. Huckstep reviewed the staff report presented to the Commission. The findings of fact or as follows:

1. *Whether the rezoning will fulfill a public need for that type of land use;*

The Petitioner is currently using the property as a used car dealership. While this is currently serving a need in the community, rezoning the property to B-3 would allow a wide range of businesses uses that would be permitted on the property if the rezoning was approved and may not fulfill a public need is the residential neighborhood. There is a significant need for housing in our community and the property is zoned for residential purposes. The existing structure could be used as an accessory structure for a new home to be constructed or it could be converted to a single family dwelling.

2. *Whether the rezoning is appropriate in the area requested or if the public interest would be better served by rezoning another area of the jurisdiction;*

While this property has already be developed and is being used for a car dealership, rezoning the property would not be appropriate in this area. The property is surrounded by R-1 and R-2 zoning in addition to single and two-family residential dwellings. Rezoning this property would be in direct conflict with the residential neighborhood identified in the Comprehensive Plan and with the wide range of permitted uses in a B-3, Business zoning district that would be allowed would not be in the interest of the public.



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3. *Whether the rezoning conforms to the future land use map in the Comprehensive Plan;*

As stated already, this property is identified as residential neighborhood on the Future Land Use Map in the City's Comprehensive Plan. Residential uses also surround this property; therefore rezoning would be in direct conflict with the Comprehensive Plan.

4. *Whether the new land use will complement the present and future traffic flows or would the rezoning cause an adverse impact;*

The property is already developed and being used as a car dealership. It is anticipated to remain a car dealership; however the property is assessed as a business or commercial use; therefore why the Petitioner wished to rezone the property as well as for any future potential buyers or owners. This property has not historically been a high traffic use, but it has been located on a very high traffic state road and corridor through the city. If the rezoning was approved there would business uses that would be permitted and could cause more intense traffic flow that would have a negative effect on the residential neighborhood. Any change of use or site development changes would require approval from INDOT.

5. *Whether adequate off street parking will be provided if the rezoning request is granted;*

The property would be required to meet the off-street parking requirements if the rezoning is granted. Parking does not appear to be clearly market on the current site, but it appears to have adequate parking for the existing use.

6. *Whether potential inconveniences and nuisances (such as noise, lights, odors, etc.) of the rezoning request on adjacent landowners have been adequately considered;*

The existing use and site plan appears to meet the current ordinance requirements for a business use adjoining a residential use. Should the rezoning be approved, it would allow for a wide range of permitted uses that could have a significant impact and cause potential effects or nuisances on the neighboring property owners, such as noise, lights, odors, traffic, among others.

7. *Whether there are adequate public utilities and services available to the land if rezoned, and whether the local government will have to pay the cost of any such installation, and;*

Public utilities and services should be available and sufficient to the property already; however depending on any changes to the use, it could require upgrading services, and the City would not be responsible for any new utilities or services or any upgrades. It would be the responsibility of the owner or developer.

8. *Whether it is assured that the rezoning request is not spot zoning, a violation of precedents, or arbitrary and capricious.*



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Rezoning this area could be considered spot zoning. The request is to rezone the property to B-3, Business and the property is surrounded by R-1 and R-2 residential zoning and residential uses. Staff will note that a draft of the new Unified Development Ordinance has been received and is being reviewed. This new UDO would include an entirely new zoning map with new zoning classifications for the entire city limits. While staff cannot provide specifics on what the UDO or the new map identifies for this area, staff does anticipate for it to remain a residential core district to follow the Comprehensive Plan.

Ms. Huckstep stated based on the findings of fact, Staff would recommend that the Plan Commission send the request to the City Council with an unfavorable recommendation.

Petitioner, Roberta Wetli, came forward. Ms. Wetli stated that she would be withdrawing the petition at this time. Ms. Wetli explained that she had spoken with the County and had resolved what she intended to accomplish through those means.

With no further business, the meeting adjourned at 5:17 p.m.

Minutes Approved: _____

Joyce Bennett

President

Ken Herricks

Member

Brian Reim

Member

Scotty Mori

Member

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Member

John Hamilton

Member

TA

Member

Member