



Planning Commission City of Crawfordsville, Indiana

City Building

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

July 15, 2025 at 5:00 PM Meeting Minutes

The Crawfordsville Plan Commission met in regular session on July 15, 2025 at 5:00 p.m. in the Common Council Chambers of the Municipal Building. Members present were: Joyce Burnette, Sally Molin, Ron Henricks, Brian Keim, Stan Hamilton, Jared McMurry, and Troy Swan. 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 February 18, 2025 were presented. Brian Keim moved to approve the minutes as presented. Sally Molin seconded. Motion passed 7-0.

With no items of old business, the Commission continued on with new business, petition RZ 0025, considering a request submitted by Anne McBride for Kroger Limited Partnership I to rezone property along Purple Heart Parkway from R-1, residential to B-3, business for future retail development. Planning Director, Megan Huckstep presented a Staff Report concerning the petition. The findings of fact are as follows:

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

The rezoning will fulfill a public need in the community as well as need for this type of land use. A grocery store, fueling station and retail establishments are all permitted uses in the Schedule of Uses of the zoning ordinance.

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.

The rezoning is appropriate in this area as proposed. There is adjoining and adjacent property that is zoned B-3 business, and already has existing business uses that are operating. Therefore, the proposed development plans would be cohesive to these other business in the area.

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

This property was recently annexed into the city. The current Comprehensive Plan did not account for this property to be in the city limits; however due to the growth in this area and the type of uses and zoning surrounding this property it would make sense for this property to be consistent with the zoning and uses around it.



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

The new land use will complement the present and future traffic flows and will not adversely impact the surrounding area. The proposed development is using an existing access point on US Highway 231 and include two access points on Purple Heart Parkway to meet access requirements. The road extension project was designed and constructed with intensions for this type of development.

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

As noted previously the Petitioner is seeking a variance from the parking requirements for the Kroger development. Based on the plans submitted the grocery store is required to have 615 spaces. The plans allow for 570 spaces. The Petitioner and developers believe that they have adequate off-street parking based on their projections as well as the additional services that they will have including: pharmacy drive-thru and online pickup that reduces the need for standard off-street parking spaces. Staff will note that additional retail development is planned. While plans for this development have not been submitted, staff will note that the ordinance does allow for shared parking agreements should one be necessary for the overall development of this site.

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

It does not appear that there will be any inconveniences or nuisances to adjacent or neighboring properties that are associated with this development. Lighting and landscaping plans will be submitted as part of the overall development plans and the Petitioner has indicated that they will are committed to meeting the city zoning requirements or requesting any variances that may be necessary. It is important to note that there are adjacent uses that are similar in character to the proposed development.

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;

There are or will be adequate public utilities and services available to this development. As part of the Purple Heart Parkway extension infrastructure including water, sewer and electric was part of the design and construction.

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

No, this request to rezone the property is not spot zoning. It also does not violate any precedents associated with the property. The property was recently annexed and the



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zoning would aligned with the neighboring B-3 zoning district and the uses that area in this area and zoned B-3, such as Ace Hardware, Home Depot, Wal*mart as well as the other retail and business establishments along US Highway 231 South.

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

Anne McBride was present representing the petition. She stated that Kroger had purchased the property in February 2025. She reported that the existing Kroger store at 1660 Crawfordsville Square Drive had been constructed sometime in the late 1980s or early 1990s and was a 50,750 square foot store. Ms. McBride reported that the fuel center for the proposed new Kroger development would be on a separate parcel that had not yet been purchased and was already zoned appropriately for the proposed use. She stated that the proposed development would be a 118,337 square foot Kroger Marketplace, over double the size of the existing Kroger, with 570 parking spaces and 17 pickup spaces for online shoppers, a pharmacy drive through, and a fuel center. Ms. McBride noted there would be additional retail spaces that would come later. She stated there would be two access points from Purple Heart Parkway and the proposed development would also be accessible via US 231. Ms. McBride stated the development had also already submitted for variances with the Board of Zoning Appeals. She reported that the proposed development would be a \$32,000,000 investment by Kroger into the City and would create approximately 100 full and part time positions for employment while retaining the existing Kroger employees.

There were no members of the public present for comment.

The Commission engaged in discussion. Sally Molin moved to approve the rezone request. Ron Henricks seconded. Motion passed 7-0. Ms. Huckstep noted that the request would go to Committee on August 4, 2025 at 6:00 p.m. and then to full Council on August 11, 2025 at 6:00 p.m.

Under items of miscellaneous business, Ms. Huckstep noted that the UDO is nearing a completion and the Commission should expect it to come to them in the near future.

With no further business, the meeting adjourned at 5:23 p.m.

Minutes Approved: 9/16/2025



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Jana Bennett

President

[Signature]

Member

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Member

9/27

Member

Sam Hamilton

Member

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Member

Member

Member