



Planning Commission City of Crawfordsville, Indiana

City Building

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

October 21, 2025 at 5:00 PM Common Council Chambers

The Crawfordsville Plan Commission met in regular session on October 21, 2025 at 5:00 p.m. in the Common Council Chambers of the Municipal Building. Members present were: Ron Henricks, Stan Hamilton, Troy Swan, Sally Molin, and Brian Keim. Members Joyce Burnette and Jared McMurry were not in attendance. 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 Vice President, Ron Henricks, called the meeting to order at 5:00 p.m. and the roll was called.

Meeting minutes from September 16, 2025 were presented. Sally Molin moved to approve the minutes as presented. Stan Hamilton seconded. Motion passed 5-0.

With no items of old business, the Commission moved to new business, considering a request for primary and secondary subdivision plat approval for a Fairfield Inn. Planning Director Megan Huckstep presented the Staff Report. The findings of fact are as follows:

SUB 0038 Primary:

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

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

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

Yes, the plat meets the primary plat specifications.

3. *The proposal substantially complies with the Design Standards of the Subdivision Control Ordinance.*

Most of these standards do not apply, because this is a simple lot split into two lots but this project has been considered and reviewed according to the existing requirements of the zoning ordinance as well as the Commerce Park Covenants and Restrictions.

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

Yes, this proposed subdivision conforms to the City's future land use map and the request is simply a replat of what the Redevelopment Commission had platted in 2009.

SUB 0038 Secondary:

1. *Whether the petitioner has properly received primary plat approval from the Crawfordsville Plan Commission and whether the secondary plat substantially conforms to the approved primary plat.*

Yes, the Plan Commission will only consider secondary plat approval if the Commission approves primary plat approval.



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2. *Whether the primary plat has expired.*
No, the primary plat has not expired.
3. *Whether the petitioner has properly submitted all items necessary for secondary plat approval as listed in the Subdivision Control Ordinance.*
Yes, the petitioner has submitted all items necessary for secondary plat approval.
4. *Whether the petitioner has met the Secondary Plat specifications of the Subdivision Control Ordinance.*
Yes, a construction/maintenance guarantee will not be necessary because there are no public improvements being constructed.
5. *Whether the proposed subdivision substantially complies with the design standards of the Subdivision Control Ordinance.*
As noted previously the replat complies with the design standards of the Subdivision Control Ordinance. It does not involve any new public infrastructure but does combine parcels and moves an existing easement to meet the development plans for the proposed project.
6. *Whether the proposed subdivision meets the Construction Plan specifications of the Subdivision Control Ordinance;*
No public improvements will be constructed, but this project has been reviewed by the Technical Advisory Committee for development purposes.
7. *Whether any required performance guarantee and/or maintenance bond has been approved.*
N/A - there are no public improvements being constructed. Right-of-way permits will be required by the Street Department and the developer is aware of these permit requirements.

Ms. Huckstep stated based on the findings Staff would recommend approval the Primary and Secondary Plat as presented.

Nathan White of Benchmark Consulting was present representing the petition.

There were no members of the public present for comment.

Brian Keim moved to approve the Primary and Secondary Plat as presented. Sally Molin seconded. Motion passed 5-0.

Continuing with items of new business, considering a request for two primary and secondary subdivision plat approvals for a Kroger Store and Fuel Center. Ms. Huckstep presented the Staff Report. The findings of fact are as follows:

SUB 0039 Primary:

1. *The Petitioner has submitted all items necessary for primary plat approval as listed in the Subdivision Control Ordinance.*
Yes, the petitioner has submitted all items necessary for primary plat approval.



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

Yes, the plat meets the primary plat specifications.

3. *The proposal substantially complies with the Design Standards of the Subdivision Control Ordinance.*

Most of these standards do not apply, because this is a simple lot split into two lots.

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

This property was recently annexed into the city and rezoned to B-3, business by the City Council. 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.

SUB 0039 Secondary:

1. *Whether the petitioner has properly received primary plat approval from the Crawfordsville Plan Commission and whether the secondary plat substantially conforms to the approved primary plat.*

Yes, the Plan Commission will only consider secondary plat approval if the Commission approves primary plat approval.

2. *Whether the primary plat has expired.*

No, the primary plat has not expired.

3. *Whether the petitioner has properly submitted all items necessary for secondary plat approval as listed in the Subdivision Control Ordinance.*

Yes, the petitioner has submitted all items necessary for secondary plat approval.

4. *Whether the petitioner has met the Secondary Plat specifications in the Subdivision Control Ordinance.*

Yes, a construction/maintenance guarantee will not be necessary because there are no public improvements being constructed.

5. *Whether the proposed subdivision substantially complies with the design standards of the Subdivision Control Ordinance.*

Most of these standards do not apply, because this is a simple lot split with no new public infrastructure but utility and drainage easements are included.

6. *Whether the proposed subdivision meets the Construction Plan specifications of the Subdivision Control Ordinance;*

No public improvements will be constructed.



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7. *Whether any required performance guarantee and/or maintenance bond has been approved.*
N/A - there are no public improvements being constructed.

SUB 0040 Primary:

1. *The Petitioner has submitted all items necessary for primary plat approval as listed in the Subdivision Control Ordinance.*
Yes, the petitioner has submitted all items necessary for primary plat approval.
2. *The proposal meets the Primary Plat Specifications of the Subdivision Control Ordinance.*
Yes, the plat meets the primary plat specifications.
3. *The proposal substantially complies with the Design Standards of the Subdivision Control Ordinance.*
Most of these standards do not apply, because this is a simple lot split into two lots.
4. *The proposed subdivision substantially conforms to the City's future land use map.*
This property was recently annexed into the city and rezoned to B-3, business by the City Council. 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.

SUB 0040 Secondary:

1. *Whether the petitioner has properly received primary plat approval from the Crawfordsville Plan Commission and whether the secondary plat substantially conforms to the approved primary plat.*
Yes, the Plan Commission will only consider secondary plat approval if the Commission approves primary plat approval.
2. *Whether the primary plat has expired.*
No, the primary plat has not expired.
3. *Whether the petitioner has properly submitted all items necessary for secondary plat approval as listed in the Subdivision Control Ordinance.*
Yes, the petitioner has submitted all items necessary for secondary plat approval.
4. *Whether the petitioner has met the Secondary Plat specifications of the Subdivision Control Ordinance.*
Yes, a construction/maintenance guarantee will not be necessary because there are no public improvements being constructed.



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- 5. *Whether the proposed subdivision substantially complies with the design standards of the Subdivision Control Ordinance.*
Most of these standards do not apply, because this is a simple lot split with no new public infrastructure.
- 6. *Whether the proposed subdivision meets the Construction Plan specifications of the Subdivision Control Ordinance;*
No public improvements will be constructed.
- 7. *Whether any required performance guarantee and/or maintenance bond has been approved.*
N/A - there are no public improvements being constructed.

Ms. Huckstep stated based on the findings, Staff would recommend approval of SUB 0039, Primary and Secondary Plat as presented. In addition, Staff would also recommend approval of SUB 0040, Primary and Secondary Plat as presented.

Macy Downey was present to represent the petitions.

There were no members of the public present for comment.

Sally Molin moved to approve SUB 0039 Primary and Secondary Plat as presented. Brian Keim seconded. Motion passed 5-0.

Ron Henricks moved to approve SUB 0040, Primary and Secondary Plat as presented. Sally Molin seconded. Motion passed 5-0.

With no further business, the meeting adjourned at 5:29 p.m.

Minutes Approved: Jan 20, 2026

Joyce Beumthie
President

[Signature]
Member

[Signature]
Member

Member

Brian Keim
Member

Member

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Member

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