



Planning Commission
City of Crawfordsville, Indiana

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

April 21, 2026 at 5:00 PM

The Commission met on Tuesday, April 21, 2026, at 5:00 PM with Joyce Burnette, Ron Henricks, Sally Molin, Brian Keim, Stan Hamilton, Jared McMurry, Troy Swan, and Alawnzo Whaley present. Also present were Planning Director Megan Huckstep; City Attorney Kent Minnette; and Executive Assistant Katie Fisher.

I. Call to Order & Roll Call

Jared McMurry entered at 5:03 p.m.

II. Approval of Minutes

A. January 20, 2026

Stan Hamilton moved to approve the minutes as presented. Sally Molin seconded. Motion passed 7-0.

III. Old Business

There were no items of old business.

IV. New Business

A. **SUB 0041** Consideration of a request for primary subdivision plat approval for a new 171-lot residential subdivision known as Copper Ridge Subdivision

Planning Director Megan Huckstep presented the Staff Report. 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 complies with the design standards outlined in the Subdivision Control Ordinance.
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 agricultural preservation. Ag-Preservation is characterized by areas primarily outside the city limits, but inside the two-mile area outside 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 except for single-family dwellings. This property had been in the city's two-mile jurisdiction outside the city limits until Montgomery County adopted zoning, and the Comprehensive Plan was completed with this two-mile area in mind. Since that time, this property and some of the surrounding areas have been annexed into the city, with city infrastructure currently being extended to service this area. Staff will note that with the adoption of the new Unified Development Ordinance and Map complete and effective soon, next we will be working towards an update to the City's Comprehensive Plan.

Ms. Huckstep stated staff would recommend primary plat approval and would encourage the Commission to forward secondary plat approval to the Plat Committee with the conditions that the plat and covenants be revised to state that the side of the streets with fire hydrants be marked "No Parking", and that all primary and secondary plat documents including a draft copy of the covenants be submitted for review and consideration at secondary plat approval.

Plan Commission President, Joyce Burnette reviewed the Rules of Procedure.

Roger Azar, DES Engineering, came forward representing the petition. Mr. Azar provided a brief overview of the project.

Ms. Burnette opened the meeting for public comment at 5:21 p.m.

Dennis Bushong, 647 E 150 S, came forward in opposition to the petition.

Darren Heeke, 1006 E 150 S, came forward stating his concern regarding the condition of 150 S. Mr. Heeke clarified that there would be no connection from the proposed subdivision directly to 150 S and noted his support for housing.

Max Blackmore, 1413 Ladoga Road, came forward in opposition to the petition.

Ms. Burnette closed the meeting for public comment at 5:28 p.m.

The Commission engaged in deliberation.

Sally Molin moved to approve SUB 0041 primary plat approval and forward secondary plat approval to the Plat Committee with Staff's recommended conditions. Brian Keim seconded. Motion passed 8-0.

V. Miscellaneous

Ms. Huckstep noted there would be an upcoming UDO training session.

VI. Adjournment

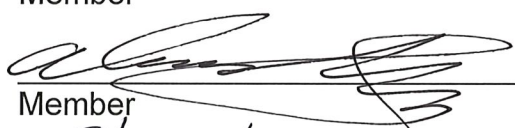
5:35 p.m.

Minutes Approved: 8/19/2020

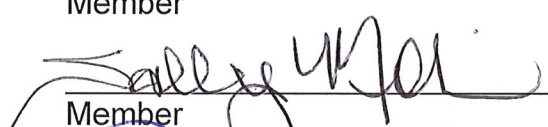
President

Member

Member


Stan Hamilton

Member


Member


Member


Member

Member