



Plan Commission Meeting City of Crawfordsville, Indiana

City Hall, 2nd Floor Council Chambers
300 E Pike Street
Crawfordsville, IN 47933

June 16, 2026 at 5:00 PM

I. Call to Order & Roll Call

President Joyce Burnette called the meeting to order and the roll was called. Members Joyce Burnette, Ron Henricks, Stan Hamilton, Troy Swan, Brian Keim, Sally Molin, and Alawnzo Whaley were present. Member Jared McMurry was not present. Also in attendance were Planning Director Megan Huckstep, City Attorney Kent Minnette, and Executive Assistant Katie Fisher.

II. Approval of Minutes

A. May 19, 2026

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

III. Old Business

A. SUB 0042 Consideration of a request submitted by BP-SR32 for an amendment to secondary subdivision plat approval for commercial development at the Northeast corner of State Road 32 (Lebanon Road) and State Road 47 (Englewood Drive) (*Parcel No. 54-07-33-100-001-000-028*)

Planning Director Megan Huckstep presented the Staff Report, reviewing the findings of fact. Ms. Huckstep stated based on the findings staff would recommend approval of the petition SUB 0042 with the condition that the William Shelley Drain Legal Easement be corrected on the plat from 75 feet from the bank to 20 feet. Matt Knoy of Bledsoe, Riggert, Cooper & James, Inc was present and came forward representing the petition. The meeting was opened for public comment at 5:10 p.m. With no members of the public present with interest, the meeting was closed for public comment at 5:10 p.m. The Commission engaged in deliberation. Sally Molin moved to approve the request to amend the previously approved minor, non-residential subdivision with the condition as recommended by staff. Alawnzo Whaley seconded. Motion passed 7-0.

IV. New Business

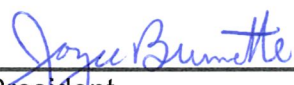
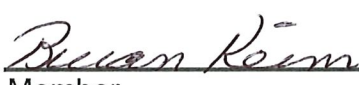
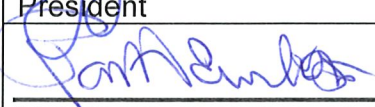
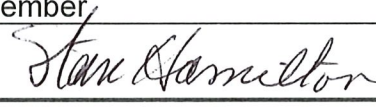
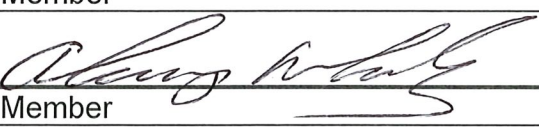
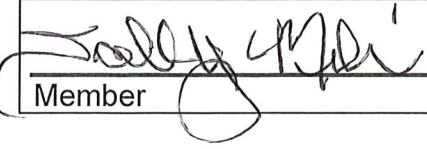
A. RZ 0026 Consideration of a request submitted by Birge & Held to amend the zoning map and rezone property from B-3 PUD to MF, Multi-family residential located on a vacant parcel north of 150 S and west of Elm Street (*Parcel No. 54-10-08-200-059.000-030*)

Ron Henricks recused himself from petition RZ 0026 due to a personal conflict as the HOA Board President of the adjoining condo association. Mr. Henricks left the room at 5:12 p.m. Ms. Huckstep presented the Staff Report, reviewing the findings of fact. She stated based on the findings, staff would recommend forwarding the request to the City Council with an unfavorable recommendation. Cole Caress, Birge & Held was present and came forward representing the petition. The meeting was opened for public comment at 5:30 p.m. Abbie Gibson, 167 E 150 S, came forward in opposition to the petition. Brian Ruddle, 152 E 150 S, came forward in opposition to the petition. Ed Bayless, 150 S, came forward in opposition to the petition. Roberta Wetli, 322 Dry Branch Drive, came forward in opposition to the petition. Wendy Eggleston, 321 E 150 S, came forward in opposition to the petition. Kris Brock, 363 E 150 S, came forward in opposition to the petition. Deborah Davis, 1778 S Elm Street, came forward in opposition to the petition. Lee Eggleston, 321 E 150 S, came forward in opposition to the petition. Alan Brock, 363 E 150 S, came forward in opposition to the petition. The meeting was closed for public comment at 5:55 p.m. The Commission engaged in deliberation. Alawnzo Whaley moved to forward the request to City Council with an unfavorable recommendation based on findings 1, 4, and 7. Brian Keim seconded. Motion passed 6-0.

V. Miscellaneous

Mr. Henricks reentered the meeting at 6:06 p.m. Ms. Huckstep formally introduced recently appointed member, Alawnzo Whaley. She urged members to contact Executive Assistant, Katie Fisher, if there are any issues with the CivicPlus Board Portal. Ms. Huckstep noted that the Unified Development Ordinance is effective July 1st, 2026.

VI. Adjournment – 6:08 p.m.

Minutes Approved:	
 _____ President	 _____ Member
 _____ Member	 _____ Member
 _____ Member	_____ Member
 _____ Member	_____ Member