Tuesday, May 13, 2025 7:00 p.m.

Richard J. Pasco Council Chambers, City Hall

10 S. State St, Greenfield, IN 46140

Plan Commission President, Becky Riley, called the meeting to order at 7:00 p.m.

Commission Secretary, Monica Evans, took Roll Call with the following members present:

Becky Riley, President

Chris Cooper

Mike Terry

Laurene Lonnemann

Paulette Richardson

Thomas Moore

Dave Spencer

Glen Morrow

Rick Roberts

Nonmember staff present:

Monica Evans, Secretary

Gregg Morelock, Attorney

Evan Beaty, Planner

 At 7pm Plan Commission President B. Riley called the meeting to order.

At this time, a motion was made to approve the minutes from April 2025. The motion was made by T. Moore and seconded by M. Terry.

E. Beaty gave the administrators report. He said there were 20 new single-family permits issued for the month of April. We are ahead of last year at this time by 24 permits.

**PUB25-02: UDO Updates**

Updates to the UDO were presented by E. Beaty. He explained the new proposed updates to reflect a new process for infrastructure inspections. This will be a part of the subdivision improvement agreement.

Per G. Morrow, we only have 1 inspector in the Engineering Department and that means he would spend less than 2 hours per subdivision per day doing inspections. With a third party there would be full-time inspections. Developers would also have to pay for those services. He stated that the Board of Works and City Council has approved of the notion. P. Richardson asked if it is cheaper doing it this way or to hire more employees. G. Morrow said that it is not cheaper, but what happens when the market crashed and we no longer need those employees. G. Morrow said there are a lot of things we do not see and if it fails in 5 or 6 years, the inspectors will be liable.

A motion was made for a favorable recommendation to Council by R. Roberts and seconded by T. Moore. Motion carried 9-0.

**DEV25-02: 18-20 W. South Street, City of Greenfield, Fleming Building:**

E. Beaty gave the staff report. He advised that the building is in disrepair and will cost too much to fix. The building is currently leased to The Landing and Adult Basic Education. We do have appraisals for the building and an estimate for the cost of a new roof exceeds the value of the building. The lot will be used for a temporary parking lot for City employees and guests. There are currently 26 parking spots for employees. The building was built in the 1950’s so does not have any historic value.

Staff is recommending approval for demolition. With the conditions that a permit is obtained and a conditional use is obtained from the BZA for the proposed parking lot.

L. Lonnemann asked about the temporary use of the parking lot. E Beaty stated that this will be used until the mixed-use development is completed. P. Richardson asked about The Landing. E. Beaty said they have purchased a building and will be going to the BZA for a conditional use. G. Morrow said that Council had voted to suspend payment of rent so they can save money. D. Spencer asked if the lot will be paved. G. Morrow stated that the lot will be paved by the Street Department.

L. Lonnemann asked about repairs other than the roof. E. Beaty advised there are many structural issues along with plumbing issues. G. Morrow said at least one office has not been usable due to a roof collapse. P. Richardson asked if any federal monies were used for this. E. Beaty and G. Morrow are not aware of any.

A motion was made to approve by M. Terry and seconded by P. Richardson. Motion carried 9-0.

**PUD24-03 & REZ24-01: 145S. Morristown Pike, Hawks Tail recommendation to Council-**

E. Beaty stated that Council has sent the petition back to the Plan Commission for 2 changes. The first addition is to add into the RL zoning “the Petitioner shall add a driveway turn around to avoid cars backing onto Morristown Pike.” The second is within the PUD portion. To add “no more than 20% of the dwellings shall be rented at one time.”

P. Richardson asked if this was just a technical issue. E. Beaty advised that it is. If a favorable recommendation is given, it will go to Council tomorrow night.

J. Brattain came forward and was sworn in. He stated that they talked about a rental restriction and came up with a 20% cap. The Petitioner agreed to the driveway turnarounds for the Morristown Pike homes as well.

For REZ24-01 a motion was made for a favorable recommendation by R. Roberts and seconded by M. Terry. Motion carried 9-0.

For PUB24-03 a motion was made for a favorable recommendation by P. Richardson and seconded by L. Lonnemann. Motion carried 9-0.

A motion to adjourn was made by T. Moore and seconded by L. Lonnemann. Motion carried.