

SHERIDAN PLAN COMMISSION  
FEBRUARY 17, 2022  
MINUTES

THE SHERIDAN PLAN COMMISSION MET THURSDAY, FEBRUARY 17, 2022, AT 6:00 P.M. IN THE SHERIDAN COMMUNITY CENTER. MEMBERS PRESENT WERE, DANIEL BRAGG, PRESIDENT, BETH LEE, DEBBIE MERRIMAN, MIKE KIENHOLZ, SI DEVANEY III, CONNIE PEARSON, AND DARRYL WATERS. MEMBER MICHELLE JUNKINS WAS ABSENT. DENNIS NAIL WAS PRESENT FROM THE BUILDING COMMISSIONER'S OFFICE. A QUORAM WAS PRESENT AND THE MEETING WAS CALLED TO ORDER BY PRESIDENT DANIELE BRAGG. THE MINUTES WERE APPROVED.

ELECTION OF OFFICERS WAS HELD FOR 2022. NOMINATIONS WERE OPEN FOR PRESIDENT. MR. WATERS MADE A MOTION TO NOMINATE DANIEL BRAGG FOR PRESIDENT. THE MOTION WAS 2<sup>ND</sup> BY MR. DEVANNY. MR. WATERS MADE A MOTION TO CLOSE NOMINATIONS FOR PRESIDENT. A VOTE WAS HELD. ALL MEMBERS PRESENT VOTED YES. NOMINATIONS WERE OPEN FOR VICE PRESIDENT. MRS. MERRIMAN NOMINATED MIKE KIENHOLZ FOR VICE PRESIDENT. THE MOTION WAS 2<sup>ND</sup> BY MR. WATERS. MRS. LEE MOVED THE NOMINATIONS BE CLOSED. A VOTE WAS TAKEN. ALL MEMBERS PRESENT VOTED YES. THE FLOOR WAS OPEN FOR SECRETARY. MRS. LEE NOMINATED CONNIE PEARSON FOR SECRETARY. THE MOTION WAS 2<sup>ND</sup> BY MR. DEVANEY. MRS. LEE MOVED THE NOMINATIONS FOR SECRETARY BE CLOSED. A VOTE WAS HELD. ALL MEMBERS VOTED YES. MOTION CARRIED.

A PUBLIC HEARING WAS HELD TO DISCUSS REZONE APPLICATION 21-RZ-04 FOR ARBOR HOMES ADDRESS APPROXIMATELY 900 FEET EAST OF HINESLEY ROAD ON THE NORTH SIDE OF WEST 246<sup>TH</sup> STREET. RINGER FARMS INC. TO PROVIDE FOR 190 SINGLE-FAMILY HOMES. CHARLES RUSSELL WAS PRESENT FROM ARBOR HOMES TO EXPLAIN THE REZONE. HE SAID THEY WOULD NOT ALL LOOK THE SAME. MR. KIENHOLZ ASK HOW MANY ACRES? MR. RUSSELL STATED 70 ACRES. EXISTING WOODS TO REMAIN. THEY WOULD LIKE TO REZONE TO R-2 FROM AG-1 MR. WATERS ASK IF A TRAFFIC STUDY HAD BEEN DONE. MR. RUSSELL SAID A STUDY HAS NOT BEEN DONE. IT WOULD BE DONE LATER AND THEY ARE AWARE OF THE SCHOOL TRAFFIC. MR. DEVANNEY SAID THEY ARE ONLY ASKING FOR A REZONE AT THIS TIME. THE PUBLIC HEARING WAS OPEN TO THE PUBLIC. CHRIS JESSUP SPOKE ON BEHALF OF THE JESSUP FAMILY ABOUT TOPICS OF CONCERN. THEIR CONCERNS ARE TRAFFIC THAT ALREADY BACKS UP ON HINELSY AND 246<sup>TH</sup> STREET EVERYDAY IN THE MORNING AND AFTERNOON. THE DRAINAGE IS BAD WATER BACK UPS ON THERE PROPERTY AND IN THE AREA EVERY TIME THERE IS A HEAVY RAINS. CAN THE LIFT STATIONS AND WATER PLANT HANDLE ALL THIS EXTRA? DENNIS NAIL SAID ARBOR HOMES WILL NEED TO TALK TO INDIANA AMERICAN WATER BEFORE THEY CAN BUILD AND MR. JESSUPS CONCERNS ARE ENGINEERING QUESTIONS. MR. DEVANNEY SAID IF IT GETS REZONED, THEY WILL NEED TO HAVE A TRAFFIC STUDY DONE. MARY ROBINSON, SUPERINTEND OF SCHOOLS SAID SHE IS VERY SUPPORTIVE OF THIS PROJECT. SHE SAID SHE IS CONCERNED ALSO ABOUT TRAFFIC. SHE SAID A FENCE WILL BE NEEDED BETWEEN THE SCHOOL AND THE HOUSES. MR. DEVANNEY ASK IF ENGINEERING HAD BEEN DONE ON THE PONDS? MR. RUSSELL SAID ENGINEERS HAD LOOKED AT THE PONDS. PRESIDENT BRAGG CLOSED THE PUBLIC HEARING. MR. DEVANNEY MADE A MOTION IN FAVOR OF REZONE APPLICATION 21-RZ-04. MR. WATER 2<sup>ND</sup> THE MOTION. A ROLL CALL VOTE WAS TAKEN AS FOLLOWS: DANIEL BRAGG YES, SILAS DEVANNEY YES, DEBBIE MERRIMAN YES, CONNIE PEARSON YES, MIKE KIENHOLZ YES, BETH LEE YES, AND DARRYL WATERS YES. MOTION CARRIED. MR. DEVANNEY MADE A MOTION TO ADJOURN THE MEETING. MR. WATERS 2<sup>ND</sup> THE MOTION. THE MEETING WAS ADJOURNED AT 6:45.

SECRETARY, BETH LEE



BETH LEE

Sheridan Plan Commission  
April 21, 2022  
Public Hearing  
Minutes

THE SHERIDAN PLAN COMMISSION MET THURSDAY, APRIL 21, 2022, AT 6:00 PM IN THE SHERIDAN COMMUNITY CENTER. MEMBERS ANSWERING ROLL CALL WERE DANIEL BRAGG, SILAS DEVANEY, MICHELLE JUNKINS, MICHAEL KIENHOLZ, DEBBIE MERRIMAN, CONNIE PEARSON, AND DARRYL WATERS. MEMBER BETH LEE WAS ABSENT. DENNIS NAIL WAS PRESENT FROM THE BUILDING COMMISSIONER'S OFFICE. ATTORNEY, BETH COPELAND WAS ALSO PRESENT AT THE MEETING. A QUORAM WAS PRESENT AND THE MEETING WAS CALLED TO ORDER BY PRESIDENT, DANIEL BRAGG, PRESIDENT BRAGG OPENED THE MEETING WITH THE PLEDGE OF ALLEGIANCE. IN THE ABSENCE OF BETH LEE, THE MINUTES OF THE PREVIOUS MEETING WAS NOT AVAILABLE.

OLD BUSINESS – NONE

NEW BUSINESS

- 1) PUBLIC HEARING FOR REZONE APPLICATION 22-RZ-03 FOR UNITED ANIMAL HEALTH LLC AT 0 WEST STATE ROAD 38. THE NEED TO REZONE PROPERTY FROM AG-2 TO EID TO HAVE A TRUCK WASH FOR THEIR BUSINESS.
  - a) WEIHE ENGINEERING REPRESENTATIVE EXPLAINED THE CONCERN FOR VIRUS ESPECIALLY WITH THE RECENT OUTBREAK AMONG THE BIRD POPULATION AND THIS COULD/WILL EVENTUALLY AFFECT SWINE. UAA IS REQUESTING A REZONE OF THE PROPERTY TO ALLOW A TRUCK WASH ON THE SR 38 FACILITY TO HELP PREVENT ANY VIRUS. A QUESTION WAS ASKED ABOUT WATER RUN-OFF. AN UNDERGROUND TANK WILL BE CONSTRUCTED TO CATCH WATER FROM THE TRUCK WASH.
  - b) PRESIDENT BRAGG OPENED THE PUBLIC HEARING FOR COMMENTS: HEARING NO COMMENTS PRESIDENT BRAGG CLOSED THE PUBLIC HEARING. A MOTION WAS MADE BY DEBBIE MERRIMAN TO RECOMMEND CHANGING THE ZONING TO EID ON APPLICATION 22-RZ-03. SILAS DEVANEY SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN, ALL VOTED IN FAVOR. MOTION CARRIED.
- 2) A PUBLIC HEARING FOR LENNAR HOMES OF INDIANA, INC., DOCKET NUMBER 22-RZ-01 TO REZONE PROPERTY ON THE NORTH SIDE OF 226<sup>TH</sup> STREET, EAST OF MULE BARN ROAD FROM AG 1 TO PUD R-2 FOR A DEVELOPMENT CALLED EASTWOOD VILLAGE.
  - a) ENTITLEMENT MANAGER, TONY BAGATO FOR LENNAR EASTWOOD VILLAGE PRESENTED THE STATEMENT OF INTENT FOR APPROXIMATELY 155 +/- ACRES OF LAND ON THE NORTH SIDE OF 226<sup>TH</sup> STREET, EAST OF MULE BARN ROAD. THE PROPOSAL WILL CONSIST OF 465 HOMESITES WITH APPROXIMATE 49.3 ACRES OF OPEN SPACE, WHICH INCLUDES THE PRESERVATION OF A LARGE WOODED AREA. THE EASTWOOD VILLAGE WILL INCLUDE AMENITIES FOR THE FUTURE RESIDENTS THAT INCLUDE A POOL HOUSE & SWIMMING POOL, NEIGHBORHOOD PLAYGROUND AND WALKING TRAILS. THE COMMUNITY WILL MAINTAIN 31.8% OPEN SPACE, WHICH IS ABOVE THE 20% REQUIRED BY THE TOWN'S NEWLY ADOPTED UNIFIED DEVELOPMENT ORDINANCE (UDO). THE REZONING OF THIS PROPERTY WILL BE SUBJECT TO RULES AND REGULATIONS MANDATED BY THE PUD SECTION

- OF THE UDO, EXCEPT AS MODIFIED BY THE PUD. MODIFICATIONS ARE PROPOSED TO MAINTAIN THE WOODED AREA BY CLUSTERING THE HOMESITES TOGETHER. MR. BAGATO DESCRIBED THE HOME SERIES: (CORNERSTONE, 1,800 SQ FT TO 3,600 SQ FT) (VENTURE, 1,670 SQ FT TO 3,054 SQ FT) AND TOWNHOMES 1,700 SQ FT TO 1,800 SQ FT). PRESIDENT BRAGG ASKED THE PLAN COMMISSION MEMBERS IF THEY HAD QUESTIONS. DARRYL WATERS STATED HE IS NOT FOR THIS BEFORE ANNEXATION. THEY ARE IN NEGOTIATIONS WITH MARATHON OVER ANNEXATION. OTHER QUESTIONS CONCERNING WETLANDS, GREENSPACE, PONDS, THE NUMBER OF HOMES PROPOSED ON THIS PROPERTY AND ANY DISCUSSION WITH AMERICAN WATER ABOUT OBTAINING UTILITIES. KEITH LASH ALSO SPOKESPERSON FOR LENNAR STATED THIS IS THE SAME COLLECTION AS OTHER DEVELOPMENTS PRICE POINT \$320,000. CORNERSTONE COLLECTION \$375,000 OR HIGHER.
- b) PRESIDENT BRAGG OPENED THE PUBLIC HEARING AND ASKED EACH PERSON TO GIVE THEIR NAME AND ADDRESS. **TOM DAVIS**, OWNS THE HOG FARM STRAIGHT SOUTH FROM DEVELOPMENT AND THE FARM HAS BEEN THERE SINCE 1885. TOM HAS CONCERNS ABOUT THE SMELL, TAXES, FARMING COMMUNITY AND SCHOOLS. **KAREN EVANS** QUESTIONED THE ESTIMATE OF POPULATION OF THE DEVELOPMENT (RESIDENTS PER HOME) ANSWER FROM DEVELOPER 2.5 PERSONS, KAREN SAID MORE LIKE 3.5. KAREN SUGGESTED 800-900 CARS IN ADDITION WILL MAKE TRAFFIC A PROBLEM. **JOHN SCHELLING** SMALL BUSINESS OWNER. **AARON OGLE** FARMER/RESIDENT FARMS ¼ MILE EAST OF THE PROPOSED DEVELOPMENT CONCERNED ABOUT DRAINAGE. **DAVID MUSALL** EAST OF DEVELOPMENT CONCERNED ABOUT ROAD CONDITIONS, TRAFFIC, DRAINAGE AND FARM EQUIPMENT. **GLEN BOUGHER** LIVES ON JARET DRIVE IN SHERIDAN, NO TAX DOLLARS, SHERIDAN CAN'T FIX ROADS. **JEREMIAH SHINE** DRAINAGE CONCERNS AND SENT A LETTER TO THE COMMISSION. **RUTH GERBIG** LIVES ON MULEBARN, CONCERNS 4<sup>TH</sup> HIGH DENSITY LOW END FIRST TIME BUYERS. COVENANT, ALMOST NO GREEN SPACE AND ALSO SENT A LETTER TO THE COMMISSION. **JEREMY MILLER** SMALL BUSINESS OWNER, GREENSPACE LACKING, BUILD OUT WEST TO EAST COULD TAKE 10 YEARS, AVERAGE SIZE OF LOT AND SCHOOL CONCERNS. HOW LONG FOR VOLUNTARY ANNEXATION 45-60 DAYS. **RUTH CLARK** CONCERNED ABOUT FLOODING AND NEED DRAINAGE. PRESIDENT BRAGG CLOSED THE PUBLIC HEARING.
- c) LENNAR HOMES REPRESENTATIVE TONY BAGATO STATED THIS IS A CONCEPT PLAN AT THIS TIME. THERE ARE STEPS TO GO THROUGH AND HAVE TO WORK WITH HAMILTON COUNTY ON A ROAD STUDY. THEY ESTIMATE 5 -6 YEARS AS A BUILD OUT PLAN AND 18 MONTHS BEFORE THE FIRST HOME BUILT. REZONE COMES FIRST.
- d) PRESIDENT BRAGG ASKED MEMBERS IF THEY HAD COMMENTS/QUESTIONS. DARRYL WATERS OFFERED A MOTION FOR A FAVORABLE RECOMMENDATION TO 22-RZ-01. MOTION FAILED DUE TO LACK OF 2<sup>ND</sup>. SILAS DEVANEY SUGGESTED TO TABLE. CHECK THE WEBSITE FOR AN AGENDA AND LENNAR CAN HAVE THEIR EXHIBITS UPDATED. MOVE TO ANOTHER MEETING DATE DUE TO MARATHON AND LENNAR ARE IN NEGOTIATIONS FOR ANNEXATION. A MOTION BY MR DEVANEY TO ADJOURN AND 2<sup>ND</sup> BY MR. WATERS. MC

**SUBMITTED BY:** CONNIE PEARSON, SECRETARY