

Edinburgh Plan Commission Minutes
January 21, 2025
6 p.m. Town Hall

**Previous to the opening of the meeting, Rhonda Barrett, Clerk Treasurer, swore in new Commission member Ryan Piercefield, and Debbie Vaughan, who is starting a new term.*

Chairman Keith Sells opened the meeting with roll call. Members in attendance were Bill Jones, Justin Lollar, Ryan Piercefield, Miriam Rooks, Debbie Vaughan and Stephanie Taylor. Staff members present were Town Attorney Dustin Huddleston and Planning Director Julie Young. Commissioners Robert Ackerman and Ray Walton were absent.

The first order of business was the election of officers for 2025. Commissioner Rooks nominated Justin Lollar for Chairman. Commissioner Sells seconded the nomination, which carried.

Commissioner Rooks then nominated Ryan Piercefield for Vice Chairman. Commissioner Lollar seconded the nomination, which carried.

Commissioner Jones nominated Stephanie Taylor for Secretary. Commissioner Rooks seconded the nomination, which carried.

At this point Commissioner Lollar began leading the meeting.

Commissioner Rooks made the motion to approve the minutes of the December 17, 2024, meeting. Commissioner Vaughan seconded the motion, which carried. Commissioner Piercefield abstained.

Attorney Huddleston explained the rules of speaking before the Plan Commission and swore in those planning to speak.

Planning Director Young presented case **PC2024-15 Castle Rock Primary Plat**, a request for primary plat approval for an eight hundred fifty (850) lot residential planned unit development including business and park districts. The subject property is commonly known as 5464 & 7573 US 31, Edinburgh, Indiana 46124, and includes adjacent parcels on the east side of US 31, north of SR 252. This was a continuation from the December 17, 2024, meeting. The petitioner is also requesting waivers from the Subdivision Control Ordinance for block length to exceed one thousand (1,000) feet and for Collector Street Right of Way to be sixty (60) feet rather than the required seventy (70) feet.

Leigh Anne Ferrell, Project Manager/Land Planning with Stoeppelwerth & Associates, Inc. then spoke regarding the Case.

Commissioner Rooks asked if this was all that will be asked for, and the answer was affirmative. It was noted that Police Chief Doyne Little and Fire Chief Justin Lollar had received answers to their previous questions regarding street parking both during construction and after. It was also noted that in reference to the waiver of Subdivision Control Ordinance Section 2.2 requiring residential blocks to be no longer than 1,000 feet, only a couple will be 1,100 feet.

No one spoke either for or against the Case.

Commissioner Piercefield made the motion to approve **PC 2024-15 Castle Rock Primary Plat** with the following six conditions:

1. The approval is valid for three years unless extended by the Plan Commission
2. All technical advisory committee comments shall be addressed and all technical advisory committee members shall provide written approval prior to construction plan approval or secondary plat approval
3. Drainage plan approval shall be obtained from the Town Engineer
4. INDOT permit and approval of entrance on US 31 shall be required

5. Johnson County Highway Department permit shall be obtained, and all other comments shall be addressed
6. All required permits and approvals shall be obtained from relevant federal, state, and local agencies.

Commissioner Vaughan seconded the motion, which carried.

Commissioner Piercefield made the motion to approve Waiver #1 allowing block length to exceed one thousand (1,000) feet, with the following condition:

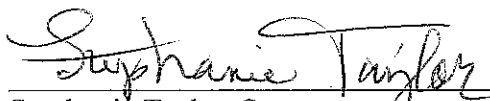
1. Requirement that the petitioner install the proposed crosswalk striping with signage

Commissioner Rooks seconded the motion, which carried.

Commissioner Piercefield then made the motion to approve Waiver #2 allowing Collector Street Right of Way to be sixty (60) feet rather than the required seventy (70) feet. The Staff Recommendation was to approve this waiver. Commissioner Rooks seconded the motion, which carried.

There being no more business, Commissioner Rooks made the motion to adjourn at 6:14 p.m. Commissioner Jones seconded the motion, which carried.


Justin Lollar, Chairman Miriam Rooks


Stephanie Taylor, Secretary