

Edinburgh Planning Commission Minutes
November 19, 2024
6 p.m. Town Hall

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

Commissioner Buck made the motion to approve the minutes of the August 20, 2024, meeting. Commissioner Ackerman seconded the motion, which carried.

Edinburgh Town Attorney Huddleston explained the rules of speaking before the Plan Commission and swore in those planning to speak. He also noted that if any of those in attendance wanted to be informed about any follow-up to the cases presented, they would also need to sign-in.

Planning Director Young presented case **PC2024-13 Edinburgh Comprehensive Plan**, a request to update the Town of Edinburgh Comprehensive Plan. She noted that the current Plan was adopted in 2011 and amended in 2016. The Town received a grant from the Office of Community and Rural Affairs in 2023 to update the plan and worked with HWC Engineering in 2024 to complete the project.

Chairman Sells opened the Public Hearing for the Case. Genevieve (Zircher) Ravenwood from HWC Engineering presented an overview of the Comprehensive Plan, noting that the Plan was built on public engagement.

Staff recommendation was for approval of the Comprehensive Plan.

Commissioner Ackerman had questions regarding specifics of the document:

- multi-family residences on East Main Cross needed to be changed to single family on Future Land Use Map;
- missing word in sentence on page 8;
- and formatting on page 151

He also brought up the use of the term "Main Street" and enforcement of ordinances (this would require a code enforcement update);

Planning Director Young noted that adjustments, based on Commissioner Ackerman's questions, would be made before the document goes to the Town Council on November 25.

There were no public comments.

Commissioner Ackerman made the motion that we give a favorable recommendation to the Town Council with the adjustments presented. Commissioner Walton seconded the motion which carried.

Planning Director Young then presented **Case PC 2024-14 Timbergate Subdivision PUD Amendment**, a request to Amend Development Statements for Amos' Timbergate Subdivision. The Petitioner is requesting to reduce the minimum square footage for a one-story dwelling in Sections 4 and 5 from 1,500 to 1,360.

Staff recommendation was that an Unfavorable Recommendation be forwarded to the Edinburgh Town Council:

- currently the infrastructure has not been accepted as the developer has not completed all requirements;
- a Stop Work Order has been in place since June 28, 2024;
- erosion control measures have not been consistently maintained or corrected;
- as-built record drawings have not been provided;
- full testing results for all piping of the water and sanitary systems have not been provided to the Town Utilities;
- and performance or maintenance bonds have not been provided.

The applicant has not provided information in their application addressing the decision considerations listed above; nor has the applicant provided information on the impact of this amendment on the existing development.

Adam Mears, with Gradison, developers of Timbergate (petitioner) spoke about the request. He noted that this request was for Sections 4 and 5 only. Because of inflation and interest rates, things have slowed down in sales, so the developer is wanting to build smaller homes. Prices of homes being built by Gradison right now in Timbergate range from \$330,000-\$340,000. These new houses will probably be 10% to 15% cheaper. Gradison is happy with their sales at this time, but they feel this size home will open a bigger market. Mears noted that all the homes are 40 feet wide, so the streetscape would not change.

Commissioner Buck asked if this size of home is being advertised at this time. Mears said no; but Commissioner Buck noted that she had found advertising on-line.

Commissioner Vaughan, who lives in Timbergate, said that the building of smaller homes is what she feared would happen.

Commissioner Ackerman asked if we give our approval, will this only be for Sections 4 and 5? The answer was yes.

Chairman Sells asked for comments from the public.

Mike Barnett (*1114 Constitution Drive, Edinburgh, Indiana 46124*) noted that these homes are already being advertised on the Ryan website at \$266,990; home size 1338 square feet. He did not want smaller homes. He noted that we already have smaller homes approved for the new Highway 31 development.

Jerri Hilshorst (*214 Saint Andrews, Edinburgh, Indiana 46124*) is opposed to the size reduction. She noted that in 2021 a request to reduce lot sizes and square footage received an unfavorable recommendation from the Plan Commission. She asked that we uphold our earlier decision.

Ted Lucas (*1125 Constitution Drive, Edinburgh, Indiana 46124*) said he is not happy with what is going on behind his home. He noted that this is a golf course and it took 30 years to pay it off. If the houses take away the value of the golf course, the Town could lose the golf course. He said, "We've already said no; what don't they understand?"

John Seal (*989 Independence Drive, Edinburgh, Indiana 46124*) asked why they want to reduce the size if they are having success selling the current product?

Anthony Alley (*1117 Senate Drive, Edinburgh, Indiana 46124*) said that they have omitted items that were required when he bought his house, specifically a back porch or patio.

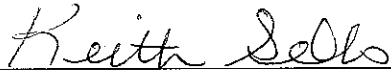
Mears responded that there were no requirements in the current PUD regarding a patio. He noted that property values are driven by appraisals and these homes will be in their own class.

In response to the Staff Report, he noted that the performance bonds were received today, and the as-built record drawings will be received by this coming Friday.

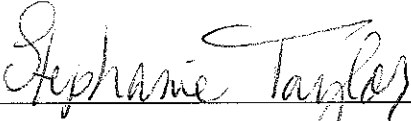
Attorney Huddleston reminded the Commissioners that they were serving as an advisory board in this matter and could give a favorable recommendation, an unfavorable recommendation, or no recommendation to the Town Council.

Commissioner Walton made the motion to send an unfavorable recommendation to the Town Council. Commissioner Vaughan seconded the motion, which carried.

There being no more business, Commissioner Ackerman made the motion to adjourn at 6:47 p.m. Commissioner Buck seconded the motion, which carried.



Keith Sells, Chairman



Stephanie Taylor, Secretary