

PLAN AND ZONING COMMISSION
MEETING MINUTES
September 2, 2025

CALL TO ORDER: The meeting was called to order at 6:02pm on Tuesday September 2, 2025.

ROLL CALL:

Members Present: Steve Briney, Bob Buchanan, Robert DeAtley, Chad Graham, and Lindsey Hall.

Members Absent: Mike Buzicky and Philip Schaefer.

Others Present: Village Administrator Patrick Brown and Village Planner Abby Heckman.

SWEAR IN NEW COMISSIONER: Mr. DeAtley swore in Dr. Hall as a Member of the Plan and Zoning Commission.

PUBLIC COMMENT: Mr. DeAtley asked if there were any public comments related to items that are not on the agenda. No one from the public came forward.

MINUTES: August 5, 2025

Mr. DeAtley presented a word correction to the minutes. No other corrections were presented.

Buchanan moved to approve the August 5, 2025 PZC minutes as corrected. Briney seconded. ROLL CALL. 5-0. Motion Passed.

RESOLUTION(S) and MOTION(S) (TO BE ACTED UPON):

MAP2024-03: HARVEST EDGE SECOND SUBDIVISION (FINAL PLAT)

A RESOLUTION CONCERNING A FINAL PLAT FOR HARVEST EDGE SECOND SUBDIVISION ON 20.46± ACRES OF LAND LOCATED ON THE SOUTH SIDE OF SOUTH MAHOMET ROAD APPROXIMATELY 150 FEET EAST OF THE LITTLEFIELD LANE AND SOUTH MAHOMET ROAD INTERSECTION

Abby Heckman presented information in the staff memo. Phase 2 and Phase 3 infrastructure were approved as two (2) separate phases, but they are presenting the final plat for both phases together on one (1) plat.

Abby Heckman stated that Dr. Hall has asked how many homes were expected and the timing of the development of homes. There are 67 single-family detached lots within the subdivision. The Village over the last couple of years have averaged around 45-50 total single-family permits for the entirety of the Village. Across the entire Village the absorption has been about 50 single-family permits per year. The developer has been pulling about 20 single-family home permits per year, and this same developer is involved in three (3) different subdivisions within the Village limits.

Mr. Buchanan asked about improvements to County Road 425 E.

Patrick Brown stated that the developer will do the full width of CR 425E from South Mahomet Road to Country Ridge Drive instead of half width for the whole frontage.

Mr. DeAtley asked if there was a difference from what was presented for these phases as far as the number of lots.

Abby Heckman stated the same number of lots on the preliminary plat is shown on the final plats for phases 2 and 3.

Mr. DeAtley asked if there was more discussion and if not he would entertain a motion.

Buchanan moved to recommend approval of MAP2024-03 final plat with conditions and with the findings of fact as stated. Briney seconded the motion. ROLL CALL. 5-0. Motion Passes.

COMMISSIONER / STAFF COMMENTS: NEXT PZC MEETING – October 7, 2025

Mr. DeAtley asked about the case from the previous month on Ranch Lane.

Abby Heckman stated that the BOT did edit the conditions to clarify some of the language and the case was approved.

Mr. Buchanan asked about the sign issue that was brought up last month.

Abby Heckman stated that a new compliant sign permit has been approved. The original signs were put up without a permit, and they exceed what is allowed for wall signs. They are working on getting the non-compliant signs removed.

ADJOURN:

Hall moved to adjourn the meeting. Buchanan seconded the motion. ROLL CALL. 5-0. The meeting was adjourned at 6:20pm.

Respectfully,
Abby Heckman, Village Planner