

Edinburgh Planning Commission Minutes  
 Tuesday, July 16, 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 Vaughn, 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 from the June 18, 2024, meeting. Commissioner Ackerman seconded the motion, which carried.

Planning Director Julie Young presented case **PC2024-07 Castle Rock PUD Rezoning**, a request to rezone approximately 288.47 +/- acres from R-1, Suburban Residence, to PUD, Planned Unit Development, to provide for residential, commercial, and park uses. The property commonly is known as 5464 & 7573 South US 31, Edinburgh, Indiana 46124 and includes adjacent parcels on the east side of US 31 north of State Road 252. This property is located within the Highway Corridor Overlay District.

The petitioner submitted revised documents on July 10, 2024, but the required INDOT traffic impact study has not been completed. Based on these circumstances, staff recommended a *Continuance* to allow the staff time to review the revised preliminary plan and the petitioner time to submit additional information.

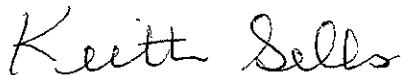
Commissioner Ackerman made the motion to allow a continuance until the August 20, 2024, Plan Commission meeting. Commissioner Jones seconded the motion, which carried unanimously.

There was a question as to if notification should be sent out again. Commissioner Sells made the motion that a repeat of notification was not needed. Commissioner Rooks seconded the motion, which carried unanimously.

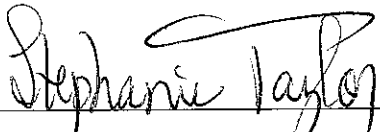
Rachel Christenson and Genevieve Zircher from HWC Engineering then presented **PC 2024-13 Edinburgh Comprehensive Plan**. A public draft of this plan is on the project website <https://www.edinburghcompplan.com>.

The next steps will be a Plan Commission Adoption Presentation & Public Hearing on August 20, 2024 and a Town Council Adoption Presentation on September 9, 2024.

There being no more business, Commissioner Walton made the motion to adjourn at 6:27 p.m. Commissioner Buck seconded the motion, which carried.



Keith Sells, Chairman



Stephanie Taylor, Secretary