

**HANCOCK COUNTY AREA PLAN COMMISSION
111 AMERICAN LEGION PLACE
GREENFIELD, IN 46140**

PLAN COMMISSION AGENDA

Tuesday, April 27, 2021 TIME: 6:30 PM

1. DR Horton - Fields at Sugar Creek
Approx. 7700 W US 52
23 - 15 - 5
Residential
Primary Plat 21-2091
Sugar Creek
Primary plat for Fields at Sugar Creek (111 lots) located approximately 7700 W US 52 on 59.37 acres zoned R2.5 (Residential). Subject to the Technical Committee recommendations.
Continued from February.

2. Hancock Gateway, Phase 2 - Secondary
6200 W 200 N
24 - 16 - 5
Planned Unit Dev.
Secondary 21-2093
Buck Creek
Secondary plat (2 lots and 2 blocks) and Final Detail Plan located at 6200 W 200 N on 31.24 acres zoned PUD (Planned Unit Development). Subject to the Technical Committee recommendations. Continued from March. Petitioner request another continuance.

3. Declaratory Resolution Allocation Area (TIF District) – North of I-70 to CR 500 N and West of 6500 W to CR 800 W. Notification sent to property owners within the allocation area.

4. Schwier, Ronald
400 S & 100 W SE corner
25 - 15 - 6
Agricultural
Rezoning - 2113
Brandywine
Rezoning 114.0 acres from A (Agricultural) to RR (Rural: Residential) on the southeast corner of 400 S and 100 W.

5. Prairie Point Enterprise - The Boulders, Sec. 2
Approx. 300 N 200 W
34 - 16 - 6
Residential
Secondary 21-2117
Buck Creek
Secondary plat for The Boulders, Sec. 2 (14 lots) located approximately 300 N 200 W on 20.507 acres zoned R2.5. Subject to the Technical Committee recommendations.

6. GDI Construction - Mt. Comfort Crossroads
4700 N 600 W
12 - 16 - 5
Industrial Light
Primary 12-2120
Buck Creek
Primary plat for two (2) lots located at 4700 N 600 W on 97.79 acres zoned IL (Industrial: Light) Subject to the Technical Committee recommendations.

OTHER BUSINESS:

1. Comprehensive Plan – Choosing the consulting firm to write the new Comp Plan.
2. Carrie Zehner – Discussion regarding accessory structures on a parcel without a primary structure.
3. Permit Manager Update
4. Mt. Comfort Corridor Plan Update
5. Staffing – Resolution from the Plan Commission board to support an additional planner.
6. Town of Shirley – Overlay district discussion