

Plan Commission Minutes

November 13th, 2025

Members present: Robert Alumbaugh, Jason Atwood, Josh Brown, JD Robinson, Tammy VanHook and attorney Ashley Ulbricht. Dave Snyder was absent.

Josh Brown having called the meeting to order requested a motion on the minutes; Jason Atwood made the motion to accept minutes as presented, motion seconded by JD Robinson, minutes accepted 4-0-1. Robert Alumbaugh abstained.

25-157 Secondary Plat @ Bridge St. and Hopkins Tl. Ross Holloway presented the previously continued plat request, by presenting the Commission with an updated plat schematic which further detailed, residential units, commercial space etc. Ross Holloway also stated that the current UDO does not address a PUD so therefore leniency on some items should be allowed. After a brief review of updated information and a discussion on continued concerns for parking, setbacks and so on JD Robison presented the idea of returning to a Tech Meeting, Mr. Holloway, the developers, and Commission all seemed open to the idea. Attorney Ulbricht indicated she would do some history research on the property regarding the ordinance standards prior and our current UDO. With no further discussion JD Robinson made a motion to once again table the plat to allow for a technical review meeting, motion was seconded and passed unanimously. Commission Secretary Tammy VanHook to coordinate the Tech Review meeting.

25-159 Hannah Angermeier presented her previously continued request for a rezone @ 51 E. High St. As presented previously she is currently operating a long-standing business in Mooresville, Mudworks, under a variance and would like to B3 zoning that she can expand both craft and business option on the interior as well as create a drive thru window for coffees and such during morning hours. Ms. Angermeier produced a list of items of allowable uses under B3 she was willing to omit from a rezoning ordinance to address concerns of what ifs in the future. There was much discussion on if the ability to add conditions to a zoning modification were allowed. Once legal council expressed concerns for adding conditions or exemptions and no further discussion was had Tammy VanHook made the motion to send a favorable recommendation to the Town Council she provide her list of acceptable omission to the Council as well for their determination, motion was seconded but did not pass with a 3-2 vote. Tammy VanHook then confirmed with council that as the motion did not pass a second motion could be made, not wanting the rezone to go before the Council unfavorably. With the confirmation Tammy VanHook made the motion to send the rezone to the Town Council with no recommendation, motion seconded and passed unanimously.

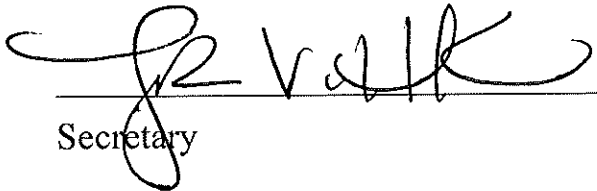
Debbie Luzier, of Code Crafter introduced herself to those who had not worked her previously and expressed interest in working with the Plan Commission on updating the UDO. Tammy VanHook and JD Robinson expressed gratitude that Ms. Luzier was willing to work with us once again as she is the one to have written the current UDO. With no formal vote but the Commission in agreement to move forward Ms. Luzier indicated she would provide an agreement outlining skills, availability, and potential costs for Tammy VanHook to forward on to Town Council for their review.

Tim Bennet reported 18 permits and 49 Inspections.

With the Commission having no further business to conduct Josh Brown called for a motion to adjourn, motion made by JD Robinson, seconded by Robert Alumbaugh and passed unanimously.

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President

A handwritten signature in black ink, appearing to be 'JRV', written over a horizontal line.

Secretary