

**WHITELAND TOWN COUNCIL  
APRIL 11, 2017**

**Council members present**

Kent Beeson	
President	<u>  x  </u>
James Klenner	
Vice President	<u>  x  </u>
Scot Ford	
Member	<u>  x  </u>
Andy Brock	
Member	<u>      </u>
David Hawkins	
Member	<u>  x  </u>

**Other town officials present**

Debra L. Hendrickson	
Clerk-Treasurer	<u>  x  </u>
Norm Gabehart	
Town Manager	<u>  x  </u>
Joe Csikos	
Planning & Zoning Director	<u>  x  </u>
Rick Shipp	
Town Marshal	<u>  x  </u>
Steve Burden	
WWTP Superintendent	<u>      </u>
Stephen Watson	
Town Attorney	<u>  x  </u>

**Call to order**

Beeson called the meeting to order at 7:05.

**Roll call**

**Invocation** – Norm Gabehart

**Adoption of the order of business for the day**

**Minutes** from the March 14, 2017 meeting. Ford asked for corrections. Hawkins made a motion to approve the. Ford seconded the motion.  
Passed 4-0.

**Voucher Packet** 4-11-17. Hendrickson stated there was additional expense to the packet for a snowblade that needed paid in the 2016 budget. Ford made a motion to accept the Voucher Packet 04-11-17. Hawkins seconded the motion.  
Passed 4-0.

**Financial Reports** – Hendrickson reported the revenues and disbursements with nothing out of the ordinary.

**Old business – None**

**New Business - Csikos**

- Resolution 2017-02 Amendment of Zoning Map for A-1 apartments, was passed by the Plan Commission with a vote of 7-0 in a public hearing on April 4, 2017. The access road is TBD on a later date. The Town Council and The RDC Board passed on an earlier date an ordinance to exempt the apartment complex from the TIF District so funds would still go to the School Corporation. The School Corporation’s demographer figured the complex would account for approximately 12 new school children. Klenner questioned the school’s projected number of children. The current map is not zoned A-1 on the east side of the property but is zoned A-1 on the west side. Petitioner reported the apartments would be market rate. Watson suggested a letter from the petitioner stating that fact. Klenner feels that the schools are busting at the seams. Ford replied the school system gave the numbers

and if there were any questions then someone should go to the school meeting with their concerns.

- Allie Rosenburger from Crestline Communities informed the board that statistically for multi-family units there is a .2 factor for one and two bedroom apartments and their research is .1 children for this area market demographically. Crestline are the purchasers and developers for the proposed project on the 13 ½ acres and will own for the long term. They are asking for the amendment to add more amenities. There will be 148 units with a pool, fitness center, coffee bar station, dog walking path and washing station, community space and room. 60 one bedroom units and 88 two bedroom units with rents between \$775 to \$1000. Crestline works with communities to design projects have a good amount of green space and landscaping. There will be commercial space on the first floor along the main road sometime down the road. Watson inquired if the petitioner was willing to apply the commitments to the entire purchasing area to which Rosenburger replied yes. The target audience is young professionals and possibly retirees or divorcees so there will not be a playground or anything catering to children. Ford inquired if the petitioner will manage the property themselves or hire someone to do the work. Rosenburger replied that Crestline would be the management. Watson stated procedurally that zoning ordinances are unique and do not require two readings and that the board could just make a motion to approve to finalize it tonight. Ford made a motion to approve the ordinance 2017-02 pending the petitioners written commitment for market rate apartments. Hawkins seconded the motion.  
Passed 3-1 with Klenner voting no.

- Update report from Johnson County Library
  - Lisa Litner, the director handed out literature with information on the Libraries. There were over 400,000 people visit the libraries in 2016. There were two Story Walks created in Johnson County, which are picture books on stands along a trail and there will be one along the Clark-Pleasant area. Authors of the Library Series, is another project that will appear at the Clark-Pleasant Library. You can also check out color blind glasses to see if they help, and board games to try at home. There will also be a lot of programming to encourage students with math and science. There will also be a 1000 book before kindergarten program on [www.pageafterpage.org](http://www.pageafterpage.org).

## Department Heads Reports

Rick Shipp – Town Marshal

- For the month of March 285 runs and calls were down significantly in the annex area. Reserve hours were 94.5 for March.
- Traffic stops increased to enforce drug protection. Also, stepping up the patrols
- There has been a rise in thefts at the car dealers. They have pinned down quite a few suspects.
- Officer Beck is doing quite well at the academy.

Steve Burden – Wastewater Supt.

- Absent

Joe Csikos – Planning Director

- Inspections are down and zero code enforcements.
- Section 4 for Millstone plans on May 2 with the Plan Commission. Final inspection next week

Norm Gabehart – Town Manager

- Report of road closures.
- Report from E&B Paving on repaving on Emerson Avenue. There is a pipe that needs replaced before paving. The Town suggested to pave Centerline project before Emerson.
- Reaffirmed our position financially after the addition of two more police officers was on the right path.
- Working with Indiana American on creating a partnership for the east side on a joint project.
- We will be at the Johnson County Drainage board meeting on May 2. Working with the school system on a future detention underground project on the school property.
- RDC Board has agreed to 10% of the TIF monies go straight to the school system.

Debra L. Hendrickson - Clerk Treasurer

- Nothing new to report

Public comment

- Asking to keep the public informed on the Apartment project and to be sensitive to resident’s needs.
- What would be done for noise barriers and if there could be a meeting with the residents whose homes back up to the Apartment project. A: to be determined
- Are the covenants the same for apartments as homeowners? A: Covenants are unique to each subdivision.
- Will the entrance going to be widened for easily access? A: there will be a deceleration lane

Meeting adjourned at 8:18pm.

Passed by the Whiteland Town Council on this day \_\_\_\_\_ of \_\_\_\_\_, 2017

Aye

Nay

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Kent Beeson

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Kent Beeson

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James Klenner

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James Klenner

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Scot Ford

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Scot Ford

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Shawn A. Brock

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Shawn A. Brock

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David Hawkins

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David Hawkins

Attest:

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Debra L. Hendrickson

