

WHITELAND TOWN COUNCIL
May 8, 2018

<u>Council members present</u>		<u>Other Town Officials</u>		<u>Other Town Officials</u>	
Kent Beeson		Norm Gabehart		Stephen Watson	
President	<u> X </u>	Town Manager	<u> X </u>	Town Attorney	<u> X </u>
James Klenner		Debra L. Hendrickson		Steve Burden	
Vice President	<u> X </u>	Clerk-Treasurer	<u> X </u>	WWTP Superintendent	<u> X </u>
Scot Ford		Rick Shipp		Dave Gabbard	
Member	<u> X </u>	Town Marshal	<u> X </u>	Water Superintendent	<u> X </u>
Andy Brock		Joe Csikos			
Member	<u> X </u>	Planning & Zoning Dir.	<u> </u>		
David Hawkins		Eric Funkhouser			
Member	<u> X </u>	Fire Chief	<u> X </u>		

Call to order

- K. Beeson called the meeting to order at 7:05 pm

Pledge

Roll Call – All present

Invocation – Norm Gabehart

Adoption of the order of business for the day

Minutes from the April 10, 2018 meeting

- S. Ford made a motion to approve the April 10, 2018 minutes as presented. D. Hawkins seconded the motion.
Passed 5-0

Voucher Packet 5-08-18

- A. Brock made a motion to accept Voucher Packet 4-10-18 as presented. D. Hawkins seconded the motion.
Passed 4-0-1 (S. Ford abstaining)

Financial Reports

- D. Hendrickson read the reports on the beginning balances and ending balances on all the operating Funds. Nothing out of the ordinary to report on General, Water and Sewer. General fund is down slightly.
- Presented the Water usage vs billing report with a 5.58% loss totals.
- \$68,754.33 in the Water Improvement fund.
- \$261,110.33 in the Sewer Improvement fund.

Old business - None

New Business

- **Ken Koski** – Director of Johnson County Innkeepers Tax fund
 - The tourism Festival County is the 6th largest industry in Indiana.
 - Without tourism residents would pay approximately \$635 more in annual taxes.
 - The web traffic 12,000 hits a year.

- Partner with Visit Indiana.
- \$27,000 in grant money given out to communities. A couple of Whiteland residents have requested money for a Parkour Park
- Website will distribute guides at a request.
- **Ordinance 2018-01** – Rezone from Apartment, AG and Industrial to Residential Planned Unit Development (PUD) and approve the Conceptual plan
 - 167 acres east of Bailey and Wood Financial
 - Preapproved with the Plan Commission with a favorable 5-0 vote
 - S. Watson stated this meeting is not a public hearing and is not obligated to take any public comments. Since it is a zoning ordinance it can be a one meeting approval process.
 - Westport Homes representative Brian Tuohy requesting a rezone of Kelsey Farms 166 acres. There will be 58 acres on the north side of Whiteland Rd. and 112 acres on the south side of Whiteland Rd. for PUD zoning.
 - Would add about \$58,000,000 to the assessed value of the Town
 - School Superintendent believed it would be able to accommodate the development
 - **North side**
 - Paired patio homes – 4.5 per acre
 - \$1000-\$1500 a month
 - 1 car to 2 car garages
 - Fitness center
 - Pool
 - **South side**
 - single family 265 homes 2.3 homes per acre.
 - There are two types of lots, 70 feet wide and 80 feet wide
 - Starting price \$175,000 but average base price of \$250, 000.
 - 1400 – 2200 square ft. for a ranch
 - 1800 – 3400 square ft. for a two-story
 - Almost 16acre park dedicated to the Town with a walking trail
 - Blvd entrances for both developments with accel and decal lanes

S. Ford inquired if there would be a barrier around the pond. **Answer was yes**

A. Brock inquired about other entrances. **Replied there could possible be 6 other entrances.**

D. Hawkins asked if it was zero lots lines. **Reply was no.**

J. Klenner stated he was concerned the single-family homes were tightly compressed. **Replied was they were comparable to Oakville lots.**

A. Brock asked if the Patio homes were going to be maintenance free. **Answer was yes.**

D. Hawkins stated his concern with only one entrance. He feels there should be a second access to the development. **Norm showed there would be a stub near the Regional Detention Pond, plus the other stub connections and interior roads.** J. Klenner stated he was concerned with the traffic being backed up. **Mr. Tuohy suggested creating a Boulevard as an entrance.**

S. Ford inquired about the vinyl siding strength. **Westport Homes is going with .046 even though standard thickness is .040. They are going with .046 is a more ridged siding.**

S. Watson interjected concern on the wording changes and clarifications in the ordinance be now changed to: **Zoning Map Amendment.**

Paragraph 1. Subject property be rezoned to residential Plan Unit Development (PUD) subject to the terms, descriptions, written commitments, and restriction provided in the Concept Plan attached hereto incorporated herein and labeled as exhibit B

Paragraph 2. Typo of referee should be changed to reference

Paragraph 5. Reference to a citation IC 36-5-2-10

And the site plan is revised for the new Boulevard entrance

D. Hendrickson asked S. Watson if the changes needed to be made tonight. S. Watson suggested to email the Ordinance to him for the revisions and obtain the signatures tonight on the signature page as long as the vote is on record. He will hold the signed version until revisions are complete.

D. Hawkins made a motion with the amended changes by the attorney & petition agreement of Ordinance 2018-01 Saddlebrook Farms PUD for final reading and approval. S. Ford seconded the motion.

Passed 4-1. J. Klenner voting No.

- **Notice of Violation**

- Joe Csikos – Violation

- Order to abate - 4621 N. Graham Rd. – first notice to everyone connected to the property with no response on 2/20/18. The Town has received several complaints from residents about the property and its condition. The abatement notice was sent on 4/10/18 under the Indiana unsafe property law. 217 days after the fire. with only one response from Chase Bank saying they were trying to figure out what to do with the property. The hearing is to affirm the order to abatement and to allow the Town to proceed. K. Beeson inquired if the interested parties were here to speak in reference to the abatement. S. Watson asked the interested parties to stand be sworn in.

- Lee Money, attorney representing Susan Fulling Stinson, property owner, estate of John Fulling if one would open and the estate of Marion Wiseman. There has been a mix of ownership and insurance coverage for the property which is still being challenged. The owners have not been unified on the property. The value of the house depends on if an abatement were to occur. It is more valuable if the property were allowed to be sold. A Sheriff's sale has been set for June 21, 2018. Mr. Money is requesting the Town would table the abatement pending the sale. Pamela Rush stated she talked to Susan Stinson and she wanted to just get it over. K. Beeson asked Pamela Rush if it would be in her best interest to postpone the abatement. **Answer was yes.** N. Gabehart stated in his opinion the home would be of more value if the Town does not proceed with the abatement and give the buyer at the Sheriff's Sale a chance to react to the situation. S. Watson recommended to modify the order of the abatement date to the July 10, 2018 meeting. D. Hawkins made the motion to modify Violation 18-02, the corrective order that was dated April 10, 2018 to state July 10, 2018 the date to accomplish the abatement and the hearing. S. Ford seconded the motion.

Passed 5-0

Department Heads Reports

- *Rick Shipp – Town Marshal*

- 322 runs for the month of April. Reserve officers put in 86.5 hours for the month.
- Officer Croy is now certified by the Indiana School Safety Specialists Academy

- *Eric Funkhouser – Whiteland Vol. Fire Dept. Chief*

- 85 runs for Whiteland Fire Department in April
- Runs stats for Medic 71 total calls 55 and transports 31
- Training hours 265.75
- Assisted Central Nine Career Center for adult classes

- *Steve Burden – Wastewater Supt.*

- Capacity was up to 81% in April. One Ammonia violation with the State due to equipment malfunction. K. Beeson inquired what happens when we get a violation. Answer the State watches for a pattern and WWTP has to follow up with a memo on the repair.

- *Dave Gabbard – Water Supt.*
 - N. Gabehart stated D. Gabbard was absent due to flushing hydrants and found weak points that needed repaired at this moment.
- *Joe Csikos – Planning Director (absent, K. Beeson read the report)*
 - Should be receiving construction plans for Ryan Homes next month for section 1
 - 15 permits issued, 18 inspections, one enforcement code
- *Student Advisory Council*
 - Looking to visit the Parkour concept again with the Tourism Board looking for a grant.
- *Norm Gabehart – Town Manager*
 - September 14 will be a concert and September 15 will be our Annual Community Day.
 - Praised the Utility Office for the hard work on the Boil Alerts and Dennis Capozzi on his work on getting the notice to the Town.
 - Working with the County on 400 North and the road repairs.
 - Working with the Railroad for crossing with no controls to stop and look. J. Klenner suggested to put the speed of the trains on the sign so the public would realize how fast the train is going.
 - Discussion with developers out East. May have a plan in about 4 weeks.
 - S. Ford inquired about the work on the corner of Whiteland Rd. and Centerline Rd. Vectren has mobilized the area for testing
 - The Town has employees to be proud of. Our staff is out working on other projects than their employed for.

Council comment

- J. Klenner would like to know if hot tubs follow the same requirements as an inground pools. N. Gabehart stated he would follow up with the information after further investigation.

Public comment

- Will the Saddlebrook Farms homes have plenty of options of choices. **Answer – N. Gabehart replied they are different square footage so it would change the concept. There is no plans for a model home.**

Meeting adjourned at 8:45 pm.

Passed by the Whiteland Town Council on this day 12th of June, 2018

Aye 

Kent Beeson, President



James Klenner, Vice President

Scot Ford



Shawn A. Brock



David Hawkins

Nay


Kent Beeson, President

James Klenner, Vice President

Scot Ford

Shawn A. Brock

David Hawkins

Attest: 

Julia Meece, Deputy Clerk