

**WHITELAND TOWN COUNCIL**  
**September 16, 2020**  
**Special Meeting**

<u>Council members present</u>		<u>Other Town Officials</u>		<u>Other Town Officials</u>	
David Hawkins		Norm Gabehart		Stephen Watson	
President	<u>  X  </u>	Town Manager	<u>  X  </u>	Town Attorney	<u>  X  </u>
Scot Ford		Debra L. Hendrickson			
Vice President	<u>  X  </u>	Clerk Treasurer	<u>  X  </u>		_____
Laura Fleury		Rick Shipp			
Member	<u>  X  </u>	Town Marshal	<u>  X  </u>		_____
Joe Sayler		Eric Funkhouser			
Member	<u>  X  </u>	Fire Chief	_____		_____
Brad Goedeker					
Member	<u>  X  </u>				

**Call to order**

- D. Hawkins called the meeting to order at 7:02 pm

**Pledge of Allegiance**

**Roll Call – All present**

**Invocation – Norm Gabehart**

**Adoption of the Order of Business**

**New Business**

- **Resolution 2020-11, Adoption of the Fiscal Plan for Mohr Property**
  - A fiscal plan must be adopted prior to an annexation. This is the 184 acres that applied for annexation from Mohr Development through Ordinance 2020-12. It is an introduction tonight and action will take place. On page 20 summarizes the anticipated revenues and expenditures following the annexation. It shows the taxpayers inside the annexation will not be affected in a material way. It also shows the taxpayers outside the annexation will not be affected.
  - S. Ford inquired if the zoning is currently B2 and R2.
    - It is Johnson County R2 and B2. The rezoning would be I1.
  - J. Sayler inquired if the current comprehensive plan would have part of the property light Industrial and part business park.
    - S. Watson could speak on that exactly but the Plan Commission did discuss it.
  - J. Sayler stated he was speaking of the annexation only.
    - N. Gabehart stated it was supposed to be light industrial on the east side of Graham Rd.

*The rest of the page left blank intentionally*

- **Ordinance 2020-12, Annexing Approximately 184 Acres of Property Owned by Zella Rose, Glenn & Rebecca Haveman, 8TH Generation LLC, and Michael & Lynne O'Brien, as Voluntarily Petitioned by the Property Owners, (1<sup>st</sup> Reading), Public Hearing**
  - Public hearing opened at 7:14 with the same rules as Plan Commission set forth. Swearing in of public speakers.
  - Matt Price - 10 W. Market St., Indianapolis, IN 46204, speaking on behalf of Mohr Development and the petitioners: Zella, Glenn & Rebecca Haveman, 8<sup>th</sup> Generation LLC, and Michael & Lynne O'Brien for annexation east of Graham Rd. A Mohr Development booklet was given out. On September 1, there was a hearing before the Whiteland Plan Commission for approval regarding the zoning aspects of this case with a unanimous approval on the Bright Property west of Graham Rd and the Properties mentioned above which are east of Graham Rd. The buildings will be class A buildings which are called for in the Comp Plan. Seeking top of the line companies. One Developer helps with the drainage improvements, transportation improvements, high quality architecture materials and landscaping. Pre development will not impact inside or outside the annexation area as the fiscal plan shows. The Master Plan has evolved since September 1 meeting after hearing some of the speakers concerns such as additional berm up to 12 ft. high, changing the structure of the building to three buildings to diminish the sizes. We are listening and will continue listening to concerns.
  - D. Hawkins inquired about the distance from the road to the buildings.
    - Ross Nixon – civil engineer, stated from Tracy Rd to the berm approximately 80-100 feet and the pond will be approximately 120 feet wide. The distance to the building from Tracy Rd will be estimating 350 feet.
  - J. Sayler inquired what kind of time line for the phases.
    - Phase 1 is schedule to close in October. Phase 2 is schedule to close in July.
  - Speakers signed in:
    - 1. Mary Atkins, 6084 N. Graham Rd., 46184. – not a resident – Submitted a letter for the Council to read. Concerned about the Phase 2 rezone in direct conflict with the 2011 Comp Plan. The Towns current zoning ordinances are old and should use tax payer revenues to update them. Lighting standards are not in the ordinance. There are several items that should be considered.
    - 2. Todd Hendrickson – 2064 E. 600 N., 46184 – not a resident – Objecting to the rezoning of Bright Farms. It is in my front yard and the traffic is insane and would only get worse. Has no problem with residential housing.
    - 3. Shay Denham – 1531 E. 600 N., 46184 – not a resident – It is personal and ask the Council take a step back to rethink. The Town has veered from the Comp Plan. Cooper Tires was supposed to be a business park and does not fall under the plan. The property in question tonight is currently Bright Farms, should being zoned in the Comp Plan as long term residential. The existing residential neighbors had only weeks to learn about this project. Concerns are: Parks, trails, new roads, light and sound pollutions. What happens when the buildings sit empty if no tenants? Not against growth but it should be within our existing zoning.
    - 4. Debra Wood – 2521 E. 500 N., 46184 – not a resident – Cooper Tire is in my front yard and Whiteland Exchange is in her back yard. The market is overwhelmed with logistics centers and unfilled jobs and low pay. The Council has no say who leases the buildings. Don't let Whiteland be just another industrial Park somewhere.
    - 5. Brian Wolf – 260 Blue Lace Drive, 46184, resident – Not necessarily against the project but here are my concerns are if sewer plant will be able to accommodate or

*Page left blank intentionally*

expand. Will the water rates go up? Will developers be held accountable for promises not kept? Have the schools been contacted?

- 6. Matthew Stephenson – 1968 E. 600 N., 46184 – not a resident - Concerns are: More square footage is not needed in our area for Industrial and semi-truck traffic.
- 7. Kent Beeson – 705 Noack Rd., 46143 – not a resident – Just wanted to share with the Council as a past president of the Town Council of Whiteland, your job is a hard job to do what is best for the Town of Whiteland residents and think about Revenues, Police, Fire, Safety. If it is better for the other over 4000 citizens of the Town to relieve payments of utility infrastructure, fire, police. All the revenue long term will help the Town move forward. The Town was stagnant for so many years. The project is by the Interstate and is inevitable. The Comprehensive Plan is a guide.
- 8. Ryan Westerhold – 6534 N. Hurricane Rd. 46184, - not a resident – Your duties include government representation to the community. The last meeting fell on deaf ears. The decision you make will be your responsibility for eternity and impulsiveness and low paying jobs are pathetic. Opposed to all industrial projects.
- 9. Pearl Kaleeta – 585 Hummingbird Lane, 46184 – a resident – Complaint about the sight of the Evolution Car lot. There was never a fence installed and planted pine trees. The tractor trailer that delivers the cars. S. Ford responded the Town Council passed an Ordinance about the unloading of the cars and will no longer be tolerate. The property was zoned in Commercial 1999 so there was nothing to be done about it. Hopefully the Town is not heading in the same matter and not worried about the community.
- 10. Joy McClain – 3750 E. 600 N., 46184 – not a resident – Use wisdom and take your time. Whiteland identity has been established and it is not warehouses. The whole Town is affected so take a look at the whole picture.

**REBUTTLE** – Matt Price stated the Comprehensive Plan was adopted by the Plan Commission and later the Town Council for the Town to represent future land planning for the Town. One of the goals was assisting with the Town's identity. Whiteland has an identity by attracting new investments and help establish things such as trailways, parks, first class public safety, Town Center and employment. One resident stated the Plan does not include logistics which is not true. Direct from the Plan on page 20, "A future land use map includes a business park at the I65 interchange that could serve as a signature economic development location for Whiteland and include office (call center, back-office processing), warehousing and logistics, research and development, and light manufacturing uses." It squarely meets the terms of the Comprehensive Plan. With regard to the Bright Farm property it does state long term residential but what it means it is outside the scope of the planning horizon of the document and cautions future Town from developing any residential in that area and revisit it. That area was included and specifically identified in 2019 in the Allocation Area as a sub area or Industrial or office development. We are open to additional questions and suggestions.

L. Fleury

1. inquired if there was a traffic impact study done. **Response** – There has not been one done yet. We have worked very closely with Town on the improvements and best impact area.

S. Ford

1. stated it was his understanding there was no ingress or egress off of Tracy Rd. Only off Whiteland Rd. so it will not affect that traffic pattern. **Response** – That is true.

*Page left blank intentionally*

2. Speaking for everyone on the Council your comments have not fallen on deaf ears and we are taking numerous notes.
3. Assuming the Bright property remains residential. 184 acres with 2.4 houses per acre, approx. 400 homes you can safely assume 2 cars per house. 800 cars a day in and out then there is a traffic issue.
4. Someone made a comment about 10 years down the road and the building is empty. Well the building is not going anywhere and the taxes will still be paid.
5. The parked semis are a problem at the interstate everywhere due to electronic log books and it is a federal situation.
6. We have not only met but exceeded the state statute about the regards to the meetings.
7. The water source is not an issue at this moment.
8. The personal property will be taxed at 2.5% immediately and will go into a fund for roads, streets, sewer and buildings. It cannot fund salaries. And the schools will receive approximately 70% of the taxes.
9. Fire hydrants will be placed every 500 feet.
10. The Town has not passed on a 32% rate increase in the water in the last 3 or 4 years and the Town has absorbed those increases.

J. Saylor

1. If you don't get your rezoning where does things stand? **Response** – It puts the developer in a difficult spot. The scale of the project is what makes possible the infrastructure investment includes the transportation system and it has not been studied if it did not happen but detracts from the master plan. Can't say if it is an all or nothing project. It will raise some questions but it is definitely better the way things are planned.
  2. Public Hearing closed at 8:28pm.
- J. Saylor called for a vote on Ordinance 2020-12 Annexation for 1<sup>st</sup> Reading. S. Ford seconded the motion.

**Passed 4-1 L. Fleury voting no.**

- **Ordinance 2020-14, Rezoning Bright Family Farms**

- S. Watson stated this was Ordinance introduction only.
- J. Saylor inquired what the current zoning is and when did it happen.
  - S. Watson stated zoned AG and asking for a change to I1 with restrictions and commitments.
  - The Annexation happened on June 29, 2006 as stated by Carmen Parker, Community Development Coordinator.

- **Council Comment –**


- S. Ford thanked the community for the civility and the manner of which they have come forth.

Meeting adjourned at 8:33pm.

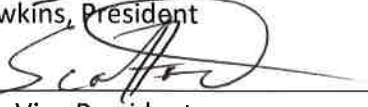
*Page left blank intentionally*

Passed by the Whiteland Town Council on this day 13 of October, 2020

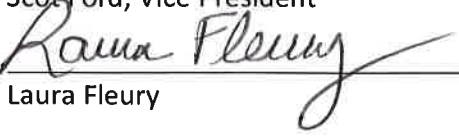
Aye

  
\_\_\_\_\_  
David Hawkins, President

Scot Ford, Vice President

  
\_\_\_\_\_  
Scot Ford, Vice President

Laura Fleury

  
\_\_\_\_\_  
Laura Fleury

Brad Goedecker

  
\_\_\_\_\_  
Brad Goedecker

Joe Sayler

Nay

\_\_\_\_\_  
David Hawkins, President


\_\_\_\_\_  
Scot Ford, Vice President

\_\_\_\_\_  
Laura Fleury

\_\_\_\_\_  
Brad Goedecker

\_\_\_\_\_  
Joe Sayler

Attest:

  
\_\_\_\_\_  
Debra L. Hendrickson, Clerk Treasurer

*Page left blank intentionally*

