

TOWN COUNCIL

ROBERT ZEHR
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VICE PRESIDENT

ROGER FORD
MEMBER

CHRIS HADLEY
MEMBER

ED TICHENOR
MEMBER

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WHITELAND WATER WORKS

WHITELAND SEWER WORKS

WHITELAND STORM WATER UTILITY

MICHELLE R. RICHARDS
CLERK-TREASURER

NORM GABEHART
TOWN MANAGER

WHITELAND PLAN COMMISSION

APRIL 7, 2015

7:00PM

TENTATIVE AGENDA

- PLEDGE TO THE FLAG
- ROLL CALL
- MINUTES FROM MARCH 3, 2015
- BUILDING COMMISSIONERS REPORT
- US 31 UPDATE
- ZONING DISTRICTS DISCUSSION
- OTHER BUSINESS
- ADJOURN

WHITELAND PLAN COMMISSION
MARCH 3, 2015

GARY HOWARD CALLED THE MEETING TO ORDER AT 7:00PM
PLEDGE TO THE FLAG

PRESENT: BYRON TEMPLE, ROBERT ZEHR, DAVE GABBARD, GARY HOWARD, AND CODY BROWN

ABSENT: RICHARD HILL, TIM BROWN

OTHERS PRESENT: MICHELLE R. RICHARDS-CLERK/TREASURER, NATHAN BILGER-PLANNING AND ZONING DIRECTOR, STEPHEN WATSON-TOWN ATTORNEY

BYRON TEMPLE MADE THE MOTION TO APPROVE THE MINUTES FROM FEBRUARY 3, 2015. DAVE GABBARD SECONDED THE MOTION AND PASSED 4-0-1 ROBERT ZEHR ABSTAINED.

NATHAN BILGER REVIEWED THE BUILDING COMMISSIONERS REPORT: 1 PERMIT ISSUED FOR THE CLARK/PLEASANT SCHOOL STADIUM RENOVATION, 1 INSPECTION, AND NO CODE ENFORCEMENTS.

PUBLIC HEARING 2015-P-02, DALE WILLIAMS, DEVELOPMENT PLAN FOR 749 MAIN STREET.

NATHAN BILGER REVIEWED THE STAFF REPORT.

THE SITE IS CURRENTLY VACANT. THE PROPOSED PLAN CALLS FOR A 9600 SQ. FT AUTO REPAIR SHOP WITH ACCESSORY OFFICE SPACE, A PARKING AREA AND ASSOCIATED INFRASTRUCTURE.

STAFF STATED THAT NO SIDEWALK NEEDS TO BE INSTALLED ON STATE STREET AT THE CURRENT TIME DUE TO DRAINAGE ISSUES IN THE STREET.

VEHICULAR CIRCULATION WOULD BE GENERALLY FROM MAIN STREET TO STATE STREET.

PROPOSED SIGNAGE WOULD COMPLY WITH THE SIGN REGULATIONS.

LIGHTING PROPOSED TO BE AIMED ONLY ON THE BUILDING AND PARKING AREAS.

STAFF RECOMMENDS APPROVAL OF THE PROPOSED DEVELOPMENT PLAN.

GARY HOWARD OPENED THE PUBLIC HEARING.

STEPHEN WATSON SWORE IN MEMBERS WANTING TO SPEAK ON THIS PROPOSED DEVELOPMENT.

TRENT BAXTER, VERSATILE CONSTRUCTION, ENGINEER FOR PROJECT, SPOKE ABOUT THE FLOOR PLAN- 13 REPAIR BAYS PROPOSED, THE BUILDING ARCHITECTURE-MASONRY ON THE FRONT AND MASONRY AND METAL ON THE OTHER SIDES, AND SIGNAGE.

THE SETBACK REQUIREMENT ON MAIN STREET IS TO MATCH THE EXISTING DALE WILLIAMS BUILDING; I-1 DOES NOT REQUIRE A SPECIFIC FRONT SETBACK. THE BUILDING WILL BE 41' FROM THE RIGHT-OF-WAY.

DALE WILLIAMS, 440 ARDMOOR DRIVE, OWNER, STATED 19 PARKING SPACES PROPOSED WILL BE ADEQUATE; THE EMPLOYEES WILL PARK IN THE ADJACENT PARKING LOT AT BAILEY AND WOODS. THERE IS AN AGREEMENT FOR PARKING BETWEEN DALE WILLIAMS AND BAILEY AND WOODS. DAVE GABBARD LIKES THE PROJECT AND DOES NOT SEE AN ISSUE WITH PARKING. START OF CONSTRUCTION WILL BEGIN AS SOON AS POSSIBLE.

STEVE GUTERMUTH 222 PARK FOREST NORTH DRIVE ASKED IF ANY NEIGHBORS HAD CONCERNS WITH THE PROJECT. DALE WILLIAMS STATED THE OWNER OF THE PROPERTY ALSO OWNS SEVERAL OF THE HOMES IN THE AREA AND IS SUPPORTING THIS PROJECT. WERE THE NEARBY RESIDENTS NOTIFIED? NATHAN STATED 25 PROPERTY OWNERS WERE NOTIFIED BY MAIL IN ADDITION TO THE ON-SITE SIGN AND NEWSPAPER NOTICE. MR. GUTERMUTH STATED HE HAS WORKED WITH DALE FOR SEVERAL YEARS AND IS VERY PROFESSIONAL AND OFFERS GREAT SERVICE AND WANTS THE BOARD TO APPROVE THE PROJECT. NATHAN BILGER STATED THERE WAS ONE INFORMAL COMMENT ASKED LAST WEEK. IF THIS DEVELOPMENT PLAN WOULD WITH BE APPROVED WOULD THIS BE A PROBLEM WITH THE FIRE DEPT. ACCESS ON STATE STREET? DAVE GABBARD, FIRE CHIEF, STATED IT WOULD NOT.

GARY HOWARD CLOSED THE PUBLIC HEARING

NATHAN BILGER STATED THAT THE STAFF REPORT MISTAKENLY UNDERSTATED THE NUMBER OF REPAIR BAYS PROPOSED, WHICH WOULD CHANGE THE NUMBER OF PARKING SPACES REQUIRED. THE COMMISSION DISCUSSED PARKING WITH STEPHEN WATSON AND NATHAN. IT WAS DETERMINED THAT A WAIVER OF THE REQUIRED NUMBER OF PARKING SPACES COULD BE PROPOSED. THE COMMISSION REQUESTED STAFF TO STATE FINDINGS OF FACT TO SUPPORT A WAIVER.

NATHAN BILGER STATED THAT A WAIVER OF THE PARKING REQUIREMENTS TO PERMIT 19 ON-SITE SPACES, COULD BE BASED THESE FINDINGS: THE SUBMITTED LETTER OF AGREEMENT WITH BAILEY AND WOOD WOULD ALLOW 12-14 EMPLOYEES TO PARK ON THEIR ADJACENT PARKING LOT; THE SIZE OF THE SITE CONSTRAINS THE AVAILABLE PARKING AREA DUE TO THE INFILL LOCATION ALONG MAIN STREET CREATING A PRACTICAL DIFFICULTY; AND THE PETITIONER STATED THAT 19 SPACES WOULD BE SUFFICIENT AND THAT HIS BUSINESS WOULD BE VERY UNLIKELY TO HAVE ALL PARKING SPACES AND REPAIR BAYS OCCUPIED AT ANY ONE TIME.

GARY HOWARD MADE THE MOTION TO APPROVE THE PROPOSED DEVELOPMENT PLAN, BASED ON THE FINDINGS OF FACTS OF THE STAFF REPORT, WITH A WAIVER OF REQUIRED PARKING DOWN TO 19 SPACES BASED ON THE STATED FINDINGS BY STAFF. ROBERT ZEHR SECONDED THE MOTION AND PASSED 5-0.

2015-P-02, BAILEY AND WOOD, DEVELOPMENT PLAN FOR 740 MAIN STREET. NATHAN BILGER PRESENTED THE STAFF REPORT.

THIS PROPERTY IS CURRENTLY USED AS AN OFFICE WITH PARKING AREA.

THE PROPOSED PLAN INCLUDES A 2800 SQ. FT ADDITION TO THE EXISTING OFFICE BUILDING, WHICH EXCEEDS 25% OF THE EXISTING STRUCTURE AREA TRIGGERING THE NEED FOR A DEVELOPMENT PLAN APPROVAL.

PARKING WOULD BE UNCHANGED; THE NUMBER REQUIRED BY CODE WOULD BE 36 INCLUSIVE OF THE PROPOSED ADDITION, AND 100 SPACES ARE CURRENTLY PROVIDED, SO THERE WOULD BE PARKING IN EXCESS OF THE CODE EVEN WHEN INCLUDING THE SPACES DEDICATED TO DALE WILLIAMS IN THE PREVIOUS PETITION.

THERE WOULD BE NO PROPOSED SIGNAGE OR LIGHTING CHANGES.

DRAINAGE ISSUES HAVE BEEN ADDRESSED WITH THE MS4 COORDINATOR.

VEHICULAR CIRCULATION WOULD BE UNCHANGED.

STAFF RECOMMENDS APPROVAL OF THE PROPOSED DEVELOPMENT PLAN.

STAFF DID NOT RECEIVE ANY COMMENTS FORMAL OR INFORMAL ON THE PLAN.

GARY HOWARD OPENED THE PUBLIC HEARING.

STEPHEN WATSON SWORE IN MEMBERS WANTING TO SPEAK ON THIS PROPOSED PROJECT.

JEREMY KEISER, HOLLOWAY ENGINEERING, ENGINEER FOR THE PROJECT, DISCUSSED THE DRAINAGE COMPLETED AND PROPOSED MODIFICATIONS. HE STATED THAT THE EXTERIOR WILL MATCH THE EXISTING BUILDING.

STEVE GUTTERMUTH, 222 PARK FOREST N. DRIVE ASKED IF THERE WILL BE ENOUGH PARKING WITH THEIR EMPLOYEES AND THE AGREEMENT WITH DALE WILLIAMS. THE COMMISSION STATED YES.

GARY HOWARD CLOSED THE PUBLIC HEARING.

GARY HOWARD MOVED TO APPROVE THE DEVELOPMENT PLAN. BYRON TEMPLE SECONDED THE MOTION AND PASSED 5-0.

OTHER BUSINESS

NATHAN BILGER GAVE AN UPDATE ON THE US 31 PLAN. THE SURVEY PRESENTED AT THE DECEMBER WORKSHOP WAS PUT ON LINE FOR PUBLIC INPUT.

132 PEOPLE SUBMITTED RESPONSES BY MARCH 1ST IN THE WORKSHOP AND ON-LINE.

SOME RESPONDENTS MAY NOT HAVE BEEN FROM WHITELAND/NEW WHITELAND AREA, BUT OBVIOUSLY HAD CONCERN ABOUT THE TOWN TO TAKE THE TIME TO DO THE SURVEY. THE COMMISSION DISCUSSED AND COMMENTED ON THE SURVEY RESULTS. THE COMMISSION ASKED ABOUT UPDATES ON VARIOUS PROPERTIES. SUNOCO HAS NOT REQUESTED A FINAL INSPECTION AS OF YET.

"MR. D'S PROPERTY": NOTHING NEW.

"SPEEDWAY PROPERTY": USED CAR LOT LOOKING AT THIS PROPERTY AND IS PURSUING BMV LICENSING NOW.

FORMER FAMILY RV: A CAR DEALERSHIP IS LOOKING AT THIS PROPERTY IN CONJUNCTION WITH 2.5 ACRES OF PROPERTY FROM LOVE'S TRUCK STOP.

THE MEETING ADJOURNED AT 8:26PM

PASSED BY THE TOWN OF WHITELAND PLAN COMMISSION ON THIS _____ DAY OF _____, 2015.

AYE

NAY

RICHARD HILL

RICHARD HILL

GARY HOWARD

GARY HOWARD

BYRON TEMPLE

BYRON TEMPLE

ROBERT ZEHR

ROBERT ZEHR

DAVE GABBARD

DAVE GABBARD

CODY BROWN

CODY BROWN

TIM BROWN

TIM BROWN

ATTEST:

MICHELLE R. RICHARD, IAMC, CMC