

WHITELAND PLANNING COMMISSION
JUNE 4, 2013

RICHARD HILL CALLED THE MEETING TO ORDER AT 7:00PM

PLEDGE TO THE FLAG

PRESENT: RUSSELL SNYDER, RICHARD HILL, TIM BROWN, GARY HOWARD, BYRON TEMPLE, ROBERT ZEHR, AND RANDY WEATHERS

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

DENNIS CAPOZZI INTRODUCED NEW LEGAL COUNSEL FOR ALL BOARDS- STEPHEN K. WATSON WITH WILLIAMS, BARRETT AND WILKOWSKI, LLP AS OF JUNE 1, 2013.

RANDY WEATHERS MADE THE MOTION TO APPROVE THE MINUTES FROM MAY 7, 2013. RUSSELL SNYDER SECONDED THE MOTION AND PASSED 7-0.

DENNIS CAPOZZI REVIEWED BUILDING COMMISSIONERS REPORT FOR MAY 2013.

DENNIS CAPOZZI DISCUSSED" MR. D'S PROPERTY" – NO UPDATE AT THIS TIME.

NO DECISION MADE BY NEW WHITELAND PLANNING COMMISSION ON WHITELAND ROAD PROJECT FOR MILLSTONE.

UNSAFE BUILDING HEARING: 279 PEARL STREET: NATHAN BILGER INTRODUCED THE TOPIC. RICHARD HILL OPENED THE PUBLIC HEARING. MICHELLE R. RICHARDS SWORE IN DENNIS CAPOZZI AND MR. JAMES FISHER. DENNIS CAPOZZI ISSUED A LETTER OF ORDER FOR DEMOLITION OF THE GARAGE BEHIND THE PRINCIPAL RESIDENCE. THIS GARAGE APPEARS TO BE COLLAPSING INTO ITSELF. THIS WAS RECORDED MAY 15, 2013 WITH THE JOHNSON COUNTY RECORDER WITH DEADLINE FOR DEMOLITION SET FOR JUNE 18, 2013.

JAMES FISHER OF 279 PEARL STREET GAVE THE BACKGROUND ON HIS STRUCTURE AND HIS FAMILY. MR. FISHER HAS A COMPANY SET UP TO DEMOLISH THE GARAGE, BUT NEEDS TO EXTEND THE TIME. MR. FISHER IS ASKING FOR AN EXTENSION OF ABOUT 6 WEEKS, AROUND THE FIRST OF AUGUST, TO HAVE THE GARAGE DEMOLISHED. MR. FISHER AGREES THE BUILDING NEEDS TO COME DOWN.

-RICHARD HILL MADE THE MOTION TO FIND THE FOLLOWING AS ACTUAL FINDINGS: GARAGE IS UNSAFE, THE ROOF LINE IS SAGGING 2-3' INTO ITSELF, GARAGE MAY COLLAPSE INTO ADJACENT PROPERTY, GARAGE IS WITHIN 8' OF ADJACENT PROPERTY, FOUNDATION IS ROTTING, AND OWNER ACKNOWLEDGES THE GARAGE IS UNSAFE. RANDY WEATHERS SECONDED THE MOTION AND PASSED 7-0.

-RANDY WEATHERS MADE THE MOTION TO MODIFY THE ORDER AND MR. FISHER TO PROVIDE BY JUNE 18, 2013, A CONTRACT OR AGREEMENT STATING THE COMPANY WILL DEMOLISH THE GARAGE WITH A COMPLETION DATE OF NO LATER THAN AUGUST 1, 2013. RUSSELL SNYDER SECONDED THE MOTION AND PASSED 7-0.

-RICHARD HILL MADE THE MOTION TO AUTHORIZE THE PLANNING DIRECTOR TO PREPARE THE MODIFICATION ORDER TO REFLECT THE MODIFICATION APPROVED AND RICHARD HILL TO SIGN THE MODIFIED ORDER. ROBERT ZEHR SECONDED THE MOTION AND PASSED 7-0.

-RICHARD HILL CLOSED THE HEARING

-RICHARD HILL MADE THE MOTION TO ADMIT INTO THE RECORD FOR THE HEARING, PICTURES AND LETTER OR ORDER FOR DEMOLITION OF GARAGE PROVIDED BY DENNIS CAPOZZI AND FINANCIAL DOCUMENTS PROVIDED BY JAMES FISHER. RUSSELL SNYDER SECONDED THE MOTION AND PASSED 7-0.

NATHAN BILGER DISCUSSED THE CHANGES TO 2013-AO-07 TEMPORARY USE CODE DRAFT MADE BY THE PLANNING COMMISSION AT THE LAST MEETING. NATHAN ALSO PROPOSED REGULATING 'CONTAINERS' IN RESIDENT AND NON-RESIDENT AREAS. RICHARD HILL OPENED THE PUBLIC HEARING. DAVID GABBARD, WHITELAND FIRE CHIEF, DISCUSSED USING THESE AS PERMANENT STRUCTURES WITHOUT UTILITY HOOK-UP FOR TRAINING PURPOSES. THE COMMISSION AGREES THIS COULD BE APPROVED THROUGH THE VARIANCE PROCEDURE.

RANDY WEATHERS MADE THE MOTION TO RECOMMEND TO THE TOWN COUNCIL FOR APPROVAL, THE AMENDMENT OF: DEFINITION, INDUSTRIAL AREA LANGUAGE, AND EXISTING STRUCTURES ARE "GRANDFATHERED" FOR A ONE YEAR PERIOD. TIM BROWN SECONDED THE MOTION AND PASSED 7-0.

UPDATES ON PENDING CODE REVISIONS: TRAILERS AND GRAVEL PARKING. NATHAN BILGER SUGGESTED THE PLANNING COMMISSION REVIEW, REVISE AND UPDATE THIS CODE.

OTHER TOPICS:

SIGNS

SUBDIVISION CONTROL ORDINANCE

NATHAN BILGER PASSED AICP TEST – YEAH!!!!

NATHAN BILGER ONE YEAR ANNIVERSARY WITH THE TOWN OF WHITELAND IS TODAY.

THE MEETING ADJOURNED AT 8:50PM

PASSED BY THE TOWN OF WHITELAND PLANNING COMMISSION ON THIS _____ DAY OF _____, 2013.

AYE

NAY

RICHARD HILL

RICHARD HILL

GARY HOWARD

GARY HOWARD

RUSSELL SNYDER

RUSSELL SNYDER

TIM BROWN

TIM BROWN

BYRON TEMPLE

BYRON TEMPLE

ROBERT ZEHR

ROBERT ZEHR

RANDY WEATHERS

RANDY WEATHERS

ATTEST:

MICHELLE R. RICHARDS, IAMC, CMC