

WHITELAND PLAN COMMISSION
FEBRUARY 3, 2015

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

PLEDGE TO THE FLAG

PRESENT: GARY HOWARD, BYRON TEMPLE, RICHARD HILL, DAVE GABBARD, TIM BROWN, AND CODY BROWN

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

ABSENT: ROBERT ZEHR

STEPHEN WATSON OPENED THE FLOOR FOR NOMINATIONS OF CHAIR, VICE-CHAIR, AND SECRETARY OF THE PLAN COMMISSION. TIM BROWN MADE THE MOTION TO APPOINT RICHARD HILL AS CHAIR, GARY HOWARD AS VICE CHAIR, AND MICHELLE R. RICHARDS AS SECRETARY. DAVE GABBARD SECONDED THE MOTION AND PASSED 6-0.

GARY HOWARD MADE THE MOTION TO APPROVE THE MINUTES FROM DECEMBER 2, 2014. BYRON TEMPLE SECONDED THE MOTION AND PASSED 6-0.

NATHAN BILGER REVIEWED THE BUILDING COMMISSIONER REPORT.

NO OLD BUSINESS WAS DISCUSSED.

NEW BUSINESS

2015-P-01 CLARK-PLEASANT SCHOOL CORP. DEVELOPMENT PLAN APPROVAL, 300 MAIN ST, ZONED R-1. NATHAN GAVE AN OVERVIEW OF THE PROPOSED PROJECT.

THIS PETITION SEEKS APPROVAL FOR A DEVELOPMENT PLAN FOR THE PROPERTY LOCATED AT 300 E. MAIN STREET, THE SITE OF WHITELAND HIGH SCHOOL. THE PETITIONER IS SEEKING TO EXPAND THE EXISTING FOOTBALL STADIUM LOCKER ROOM FACILITY AND TO CONSTRUCT A BAND PRACTICE AREA/AUXILIARY PARKING LOT. ADDITIONAL PROPOSED IMPROVEMENTS INCLUDE REPLACEMENT OF THE FOOTBALL FIELD AND TRACK SURFACES, REARRANGEMENT OF TRACK AND FIELD FACILITIES, AND OTHER MISCELLANEOUS IMPROVEMENTS. THIS DEVELOPMENT PLAN ONLY APPLIES TO THE AREA OF THE PROPOSED IMPROVEMENTS AND NOT TO THE SCHOOL PROPERTY GENERALLY. NO EXISTING USES ARE PROPOSED TO BE CHANGED AS PART OF THIS DEVELOPMENT PLAN.

STEPHEN WATSON SWORE IN MEMBERS WISHING TO SPEAK.

COLIN FINCH, VERIDUS GROUP, 7440 N. SHADELAND AVE., INDIANAPOLIS, CIVIL ENGINEER DEALING WITH THIS PROJECT. HE DISCUSSED THE STORM WATER DESIGN AND NORM GABEHART DISCUSSED THE STORM WATER IMPACT ON THIS PROJECT AND ADDITIONAL PLANS FOR OFF-SITE STORM WATER MANAGEMENT.

DR. PATRICK SPRAY SUPT. OF CLARK-PLEASANT COMMUNITY SCHOOLS, 50 CENTER STREET, WHITELAND, STATED THE COMPLETION IS PROJECTED FOR THE END OF JULY. HE DISCUSSED THE PROJECT GENERALLY.

STEPHEN WATSON SWORE IN STEVE GUTERMUTH, 222 PARK FOREST NORTH DR. HE ASKED IF DR. SPRAY WAS AWARE OF THE PROCESS TO PROVIDE IMPACT TESTING. MR. SPRAY RESPONDED YES, AND THE FIELD WILL BE TESTED ANNUALLY. MR. GUTERMUTH STATED HE IS FOR THE PROJECT.

RICHARD HILL CLOSED THE PUBLIC HEARING.

GARY HOWARD MADE THE MOTION TO APPROVE THE PROPOSED DEVELOPMENT PLAN; AND TO ADOPT THE FINDINGS OF FACTS STATED IN THE STAFF REPORT. DAVE GABBARD SECONDED THE MOTION AND PASSED 6-0.

THE FOLLOWING ITEMS WERE DISCUSSED AS OTHER BUSINESS:

- NATHAN BILGER GAVE AN UPDATE ON THE ONGOING US 31 PLANS.
- “MR. D’S PROPERTY” NO NEWS ON PROPOSED BUSINESS, THOUGH INTEREST HAS BEEN SHOWN.
- “SPEEDWAY” IS STILL ONGOING WORK ON THE REMEDIATION.
- FORMER SWIFTY, NEW SUNOCO HAS NOT HAD A FINAL INSPECTION FOR THE BUILDING. THEY ARE STILL WORKING ON SITE WORK AS WELL.
- NORM GABEHART STATED THE NEW SUBWAY (IN NEW WHITELAND) IS TRYING TO GET THE SITE DRIED UP ENOUGH TO GET THE GROUND STABILIZED TO DO WORK

NATHAN INTRODUCED NEW MEMBERS OF THE PLAN COMMISSION, DAVE GABBARD AND CODY BROWN.

THE MEETING ADJOURNED AT 7:49PM

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

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NAY

RICHARD HILL

RICHARD HILL

GARY HOWARD

GARY HOWARD

BYRON TEMPLE

BYRON TEMPLE

TIM BROWN

TIM BROWN

ROBERT ZEHR

ROBERT ZEHR

CODY BROWN

CODY BROWN

DAVE GABBARD

DAVE GABBARD

ATTEST:

MICHELLE R. RICHARDS, IAMC, CMC