

WHITELAND PLAN COMMISSION  
APRIL 1, 2014

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

PRESENT: ROBERT ZEHR, NORMAN GABEHART, GARY HOWARD, RUSSELL SNYDER, RICHARD HILL, TIM BROWN, BYRON TEMPLE

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

RICHARD HILL MADE THE MOTION TO APPROVE THE MINUTES FROM MARCH 4, 2014. GARY HOWARD SECONDED THE MOTION AND PASSED 6-0-1 GABEHART ABSTAINED.

DENNIS CAPOZZI REVIEWED BUILDING COMMISSIONERS REPORT. NO SINGLE FAMILY PERMITS WERE FILED SO FAR. HE ALSO UPDATED THE COMMISSION ON 8 N. US 31 "MR. D'S PROPERTY" AND THE PLANS TO ENCOURAGE ITS REDEVELOPMENT.

PUBLIC HEARING, CONTINUED FROM MARCH 4, 2014: 2014-AO-014; SUBDIVISION CONTROL ORDINANCE. NATHAN BILGER REVIEWED THE PROPOSED ORDINANCE AND REVISIONS, AND THE ACCOMPANYING DESIGN STANDARDS AND SPECIFICATIONS MANUAL. THE COMMISSION DISCUSSED THE ORDINANCE AND SPECIFIC DETAILED STANDARDS IN THE MANUAL . DISCUSSION INCLUDED TESTING SPECIFICATIONS, DRIVEWAY WIDTHS AND CONSTRUCTION, AND SEWER MATERIAL SPECIFICATIONS. THE COMMISSION PROPOSED CHANGES TO THE ORDINANCE AND MANUAL.

RICHARD HILL OPENED THE PUBLIC HEARING. STEPHEN WATSON SWORE IN SCOT FORD, 17 HILLSIDE CT. SCOT FORD MADE THE FOLLOWING COMMENTS: WHETHER "WAIVERS" WERE THE SAME AS VARIANCES AND IF THE BZA WOULD HEAR THEM; WHY DOES THE TOWN COUNCIL NOT HAVE ANY SAY IN THE SUBDIVISION PROCESS; THE COMPARISON TO THE CURRENT CODE WAS HARD TO READ, BUT IT APPARENTLY CHANGED PRELIMINARY AND FINAL PLATS TO PRIMARY AND SECONDARY—WHAT WAS THE DIFFERENCE; THE TERMS REFERRING TO THE PLAN COMMISSION WERE INCONSISTENT; MORE SPECIFICS ON OWNERS ASSOCIATIONS; AND WHAT WOULD THE PROCESS BE FOR WAIVERS FROM THE MANUAL. NATHAN BILGER, STEPHEN WATSON, AND DENNIS CAPOZZI ADDRESSED THE COMMENTS.

STEVEN GUTERMUTH, 222 PARK FOREST NORTH DRIVE, WAS SWORN IN BY STEPHEN WATSON. HE REQUESTED THAT THE ELECTED BODY NEEDS TO HAVE OVERSIGHT IN THE SUBDIVISION PROCESS. NATHAN BILGER STATED THAT THE SUBDIVISION CONTROL ORDINANCE, AS APPROVED BY THE COUNCIL, SETS THE REQUIREMENTS THAT THE PLAN COMMISSION WILL FOLLOW.

GARY HOWARD MADE THE MOTION TO FORWARD TO THE TOWN COUNCIL A FAVORABLE RECOMMENDATION OF THE SUBDIVISION CONTROL ORDINANCE 2014-AO-01 WITH THESE CHANGES: TO CHANGE "WAIVERS FROM DESIGN STANDARDS" TO "WAIVERS FROM SUBDIVISION STANDARDS" AND TO MAKE REFERENCES TO "PLAN COMMISSION" CONSISTENT. ROBERT ZEHR SECONDED THE MOTION AND PASSED 7-0.

RICHARD HILL MADE THE MOTION TO CONTINUE THE REVIEW OF THE DESIGN STANDARDS AND SPECIFICATIONS MANUAL TO THE NEXT MEETING FOR THE FOLLOWING CHANGES TO BE MADE: PAGE 25, CHANGE AIR TO HYDROSTATIC TEST TO 1 ½ TIMES THE WORKING PRESSURE; PAGE 9, REMOVE MINIMUM AND MAXIMUM DRIVEWAY WIDTHS AND REMOVE SPECS FOR #5 REBAR ETC. IN BOTH SECTIONS; PAGE 32, DEFINE AND ALLOW FOR "POLY" IN ADDITION TO SCHEDULE 40 PVC AND CHANGE THE DIAMETER TO 1 ¼"; AND ADD SPECIFIC ON MAINTENANCE RESPONSIBILITY FOR SEWER LATERALS UNDER ROADWAY. GARY HOWARD SECONDED THE AND PASSED 7-0.

NATHAN BILGER PRESENTED UPDATES ON THE SIGN CODE. THE COUNCIL DISCUSSED THE SIGN CODE ORDINANCE ON MARCH 10<sup>TH</sup> AND REJECTED IT. HOWEVER, THEY GAVE COMMENTS FOR THE PLAN COMMISSION TO IMPLEMENT IN A REVISED ORDINANCE. NATHAN BILGER REVIEWED THE GENERAL AND SPECIFIC COMMENTS FROM THE TOWN COUNCIL. COUNCIL'S CONCERNS INCLUDED REVISING THE DIGITAL SIGN HOLD TIMES TO PERMIT MORE ANIMATION, REVISING BANNER REGULATIONS, ALLOWING MORE ATTRACTIVE DEVICES, AND PERMITTING PUBLIC SIDEWALK SIGNS. THE COMMISSION DISCUSSED THE COMMENTS AND OPTIONS FOR REVISING THE PROPOSED CODE. ROBERT ZEHR QUESTIONED THE REVISION PROCESS. NATHAN BILGER SUGGESTED THAT PRELIMINARY REVISIONS BE DISCUSSED BY THE CODE COMMITTEE AND THEN PRESENTED FOR REVIEW AT COUNCIL AT THE APRIL MEETING. THE PROPOSED ORDINANCE WOULD THEN BE REINTRODUCED FOR PUBLIC HEARING AT THE MAY PLAN COMMISSION MEETING. THE CODE COMMITTEE WILL MEET APRIL 10, 2014 AT 3:00PM.

GARY HOWARD MADE THE MOTION TO ADJOURN. RUSSELL SNYDER SECONDED THE MOTION AND PASSED 7-0.

THE MEETING ADJOURNED AT 9:37 PM