

WHITELAND PLAN COMMISSION  
SEPTEMBER 2, 2014

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

PRESENT: GARY HOWARD, RICHARD HILL, BYRON TEMPLE, TIM BROWN, ROBERT ZEHR, NORM GABEHART, AND RUSTY SNYDER

OTHERS PRESENT: MICHELLE R. RICHARDS-CLERK/TREASURER (AUDIENCE MEMBER), ALEXANDRA KRUTZ-DEPUTY CLERK, DENNIS CAPOZZI-TOWN MANAGER/BUILDING COMMISSIONER, NATHAN BILGER-PLANNING AND ZONING DIRECTOR, STEPHEN WATSON-TOWN ATTORNEY

GARY HOWARD MADE THE MOTION TO APPROVE THE MINUTES FROM AUGUST 5, 2014. RUSTY SNYDER SECONDED THE MOTION AND PASSED 7-0.

DENNIS CAPOZZI REVIEWED THE BUILDING COMMISSIONERS REPORT

DENNIS CAPOZZI STATED THE UNSAFE BUILDING ORDER AT 8 N US 31 IS IN COMPLIANCE AND WILL DROP THE \$5,000.00 CIVIL PENALTY.

NATHAN BILGER REVIEWED THE 2014-P-06 COUNTRY WOOD COMMERCIAL SUBDIVISION SECONDARY PLAT AND CONSTRUCTION PLANS. STAFF RECOMMENDS THAT THE PROPOSED CONSTRUCTION PLANS AND SECONDARY PLAT BE APPROVED WITH CONDITIONS. AFTER DISCUSSION WITH THE PLAN COMMISSION MEMBERS, RICHARD HILL MADE THE MOTION TO APPROVE THE COUNTRY WOOD COMMERCIAL SUBDIVISION CONSTRUCTION PLANS AND THE SECONDARY PLAT WITH THE CONDITIONS THAT JOHNSON COUNTY E-911 APPROVE THE STREET NAME "COUNTRY HILL LANE", THAT ANY TYPOGRAPHICAL ERRORS MAY BE CORRECTED, AND THAT THE NAMES ON SHEET 4 OF THE SECONDARY PLAT BE CORRECTED PRIOR TO THE RECORDATION OF THE PLAT. NORM GABEHART SECONDED THE MOTION AND PASSED 7-0.

NATHAN BILGER INTRODUCED 2014-Z-07; REAINCO DEVELOPMENT CORPORATION ZONING MAP AMENDMENT TO C-2, SOUTHEAST CORNER OF US 31 AND OAKVILLE BLVD, APPROXIMATELY 4.1 ACRES, CURRENTLY ZONED C-1. NATHAN BILGER EXPLAINED THE BACKGROUND OF THE REQUEST AND WHY A REZONING WAS BEING SOUGHT INSTEAD OF A LAND USE VARIANCE. HE THEN GAVE DETAILS OF THE PROPOSED REZONING. THE PROPERTY IS CURRENTLY VACANT AND ZONED C-1 COMMERCIAL, AND THE PETITIONER WANTS TO CONSTRUCT A SELF-SERVICE SELF-STORAGE WAREHOUSE FACILITY. NATHAN DISCUSSED THE CRITERIA TO BE CONSIDERED BY THE COMMISSION, AND GAVE THE RECOMMENDATION THAT THE REQUEST BE FORWARDED TO THE COUNCIL WITH AN UNFAVORABLE RECOMMENDATION. HOWEVER, IF THE COMMISSION FOUND FAVORABLY, HE SUGGESTED SEVERAL ADDITIONAL COMMITMENTS BE MADE.

GARY HOWARD ASKED FOR THE DESCRIPTION OF C-1 AND C-2 USES. NATHAN BILGER EXPLAINED THE USES.

STEPHEN WATSON EXPLAINED THE PUBLIC HEARING PROCESS.

RICHARD HILL OPENED THE PUBLIC HEARING.

STEPHEN WATSON SWORE IN MEMBERS OF THE AUDIENCE DESIRING TO SPEAK.

PAUL MAURER WITH MAURER SURVEYING, INC. DESCRIBED THE PROPOSED PROJECT FOR THE PETITIONER. MR. AMARJEET LUTHRA WITH REAINCO DEVELOPMENT ALSO SPOKE ABOUT THE LAND AND PROPOSED PROJECT. THEY STATED THAT THEY WOULD COMPLY WITH STAFF'S RECOMMENDED COMMITMENTS AND SUGGESTED THAT THEY WOULD EXCEED THOSE MINIMUM STANDARDS. STEPHEN WATSON, READ FOR THE RECORD, AN EMAIL FROM ROBERT WARNER AND A LETTER FROM BETH AND DALE HOLZBAUER SUBMITTED TO THE PLAN COMMISSION AGAINST THE PROPOSED PROJECT.

-SCOT FORD, 17 HILLSIDE COURT, STATED HE HAS ISSUES WITH PAUL MAURER'S ASSUMPTION THAT THIS DOES NOT GO AGAINST THE COMPREHENSIVE PLAN, BECAUSE IT DOES. HE ALSO STATED THAT MR. BILGER'S COMMENT THAT THIS SHOULD NOT HAVE BEEN A BOARD OF ZONING APPEALS ISSUE, IT SHOULD HAVE. HE STATED HE HAS SOME CONCERNS THAT WHAT THE PLAN COMMISSION IS ADDRESSING IS TAKING AWAY FROM THE BOARD OF ZONING APPEALS AND MR. MAURER WOULD NOT AGREE TO ALL OF STAFFS COMMITMENTS.

-LORRAINE THOMAS, 513 ACORN DRIVE, STATED THAT THIS PROPOSAL WOULD CREATE A TOWN MADE OF STORAGE UNITS. SHE SUGGESTED SMALL STORES OR A GROCERY WOULD BE BETTER.

-BRUCE MCFARLAND, 58 LASALLE COURT WAS CONCERNED ABOUT WHAT WOULD BE STORED IN THE UNITS.

-CINDY GLORE, 24 CEDARWOOD COURT, DOES NOT WANT THE UNITS. SHE QUESTIONED THE RIGHT TO ENTER THE PROPERTY FROM OAKVILLE BLVD.

-HANS LYKINS, 595 HUMMINGBIRD LANE, STATE THE HOMEOWNERS ASSOCIATION HAS SPRINKLER SYSTEM IN THE AREA PROPOSED FOR THE ENTRANCE OF THIS PROJECT. HE ALSO STATED THAT THERE ARE OTHER STORAGE FACILITIES WITHIN A MILE OF THIS. HE WAS CONCERNED ABOUT POSSIBLE CRIME.

-BILL MONTGOMERY, 605 HUMMINGBIRD LANE, STATED THIS PROJECT MAY LOOK NICE NOW BUT ASKED WHO WOULD MAINTAIN THE PROPERTY.

-JACKIE BUTCHER, 724 HUMMINGBIRD LANE, IS CONCERNED ABOUT CRIME AND TRAFFIC AND SUGGESTED THAT THE PROPERTY BE USED TO BUILD A PARK INSTEAD.

-ROBERT OLDENBURG, 77 SEBRING COURT, STATED HE WANTED A BETTER USE IN PLACE. HE STATED THAT THE PROPOSED FENCING WOULD MAKE IT LOOK LIKE A MINI PENITENTIARY.

-RICK YORK, 52 PIN OAK COURT, HAD CONCERNS ABOUT THE POTENTIAL FOR ACCIDENTS ALONG OAKVILLE BLVD AND STATED THAT AN ENTRANCE OFF OF US 31 WOULD BE GOOD. HE ALSO HAD CONCERNS ABOUT THE PLANNED 24/7 OPERATION.

-BRENDA FERGUSON, 467 WEST STREET, WAS CONCERNED ABOUT VALUE OF HOMES AND WOULD RATHER HAVE FAST FOOD RESTAURANT OR OTHER BUSINESS BECAUSE THEY WOULD ACTUALLY INCREASE EMPLOYMENT.

-MICHELLE CROWTHERS, 496 WEST STREET, STATED CONCERNS ABOUT LOWER HOME VALUES AND TRAFFIC.

-STEVE MANGUM, 121 COPPER OAK COURT IS UNHAPPY WITH THE POND AND SLOPE IN HIS BACK YARD.

-MARY TANNER, 527 WEST STREET, HAD CONCERNS WITH TRAFFIC AND PROPERTY VALUES. SHE ALSO ASKED IF THE STORAGE UNITS COULD BE EXPANDED TO THE NORTH SIDE OF OAKVILLE BLVD.

-DAWNE BRAYER, 73 PIN OAK COURT, ASKED WHAT WILL THIS BRING TO WHITELAND AND CONCERNED ABOUT PROPERTY VALUES, THE MINIMAL ASSESSED VALUE, AND HOW THIS WOULD ENCOURAGE HOARDING.

-BILL GLORE, 24 CEDARWOOD COURT, STATED THAT HE WAS NOT IN FAVOR BUT NOT AGAINST THE PROJECT. HE ASKED "CAN JUST ANYTHING GO THERE?" NATHAN BILGER RESPONDED TO HIS QUESTION.

-JERRY PREILIS, 65 CEDARWOOD COURT, ASKED ABOUT PARKING ISSUE WHEN AUCTIONS ARE HELD.

-STEPHANIE SLONE, 79 MEADOW CREEK BLVD, STATED THE BUILDER IS AN INVESTOR LOOKING TO MAKE MONEY. ALSO, IF THE CONDITION OF MR. D'S HAS BEEN UNENFORCEABLE, HOW WILL THESE CONDITIONS BE ENFORCED?

MR. MAURER WITH MAURER SURVEYING, INC. STATED THEY ARE IN AGREEMENT WITH ALL THE COMMITMENTS PROPOSED AND FELT A STORAGE PROJECT WOULD BE THE SAFEST AND LOWEST IMPACT PROJECT TO PLACE ON THIS SITE.

RICHARD HILL CLOSED THE PUBLIC HEARING.

TIM BROWN THANKED THE RESIDENTS FOR THEIR ATTENDANCE.

RUSTY SNYDER ASKED IF THE CURRENT SEWER LINE AND LIFT STATION WOULD BE DISTURBED. MR. MAURER STATED IT WOULD NOT BE DISTURBED.

GARY HOWARD IS OPPOSED TO THE CHANGE OF ZONING BUT THINKS THIS MAY BE A GOOD USE.

RICHARD HILL THANKED THE RESIDENTS FOR ATTENDING.

NATHAN BILGER ALSO THANKED THE AUDIENCE AND STATED PEOPLE COULD SIGN UP AS VOLUNTEERS FOR FUTURE LAND USE PROJECTS. A SIGN-UP SHEET IS AVAILABLE.

NORM GABEHART STATED CONCERN OF A C-2 ZONING AT THIS SITE.

NORM GABEHART MADE THE MOTION TO FORWARD THE PETITION TO THE COUNCIL WITH AN UNFAVORABLE RECOMMENDATION. RICHARD HILL SECONDED THE MOTION AND PASSED 7-0.

NATHAN BILGER STATED HE PARTICIPATED IN A JOHNSON COUNTY DEVELOPMENT CORPORATION TOUR EARLIER IN THE MONTH, WHICH HIGHLIGHTED BUSINESS OPPORTUNITIES IN THE TOWN. HE ALSO REMINDED THE COMMISSION THAT THERE WOULD BE A PRESENTATION ON THE DUE ENERGY SITE READINESS PROGRAM BY MCCALLUM SWEENEY ON SEPTEMBER 17, 2014, 11:30AM AT THE ENDRESS+HAUSER CUSTOMER CARE CENTER.

NATHAN BILGER STATED COMMERCIAL SETBACKS ARE IN NEED OF AN UPDATE. HE EXPLAINED WAYS TO CHANGE OR CONSIDER COMMERCIAL SETBACKS.

STEPHEN WATSON (SPEAKING OF THE PROPOSED 2014-Z-07 PROJECT) STATED HE AGREED WITH STAFF ABOUT THE DIFFERENCE BETWEEN A LAND USE VARIANCE AND CHANGE OF ZONING AND THAT PRESENTING THIS TO THE PLAN COMMISSION WAS THE BETTER ROUTE.

THE MEETING ADJOURNED AT 8:48PM.

PASSED BY THE TOWN OF WHITELAND TOWN COUNCIL ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

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RUSTY SNYDER

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ATTEST:

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MICHELLE R. RICHARDS, IAMC, CMC

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