

WHITELAND PLAN COMMISSION  
OCTOBER 6, 2015

GARY HOWARD CALLED THE MEETING TO ORDER AT 7:04PM

PRESENT: DAVE GABBARD, BYRON TEMPLE, GARY HOWARD, TIM BROWN, CODY BROWN (ARRIVE 7:15)  
OTHERS PRESENT: MICHELLE R. RICHARDS-CLERK/TREASURER, NATHAN BILGER-PLANNING AND ZONING DIRECTOR, AND STEPHEN WATSON-TOWN ATTORNEY  
ABSENT: ROBERT ZEHR AND RICHARD HILL

GARY HOWARD MADE THE MOTION TO APPROVE THE MINUTES FROM SEPTEMBER 1, 2015. BYRON TEMPLE SECONDED THE MOTION AND PASSED 4-0.

NATHAN BILGER REVIEWED THE BUILDING COMMISSIONERS REPORT FOR SEPTEMBER: 4 PERMITS ISSUED- 1 IN-GROUND POOL, 2 FENCES, AND 1 PORCH.  
9 INSPECTIONS  
3 NUISANCE/VIOLATION NOTICES: 2 TALL GRASS, 1 IMPROPER USE.

NATHAN BILGER REVIEWED 2015-AO-04, TEXT AMENDMENT TO CHAPTER 151, FLOOD DAMAGE PREVENTION. THESE CHANGES WERE REQUESTED/MANDATED BY DNR TO COMPLY WITH FEMA AND STATE REGULATIONS. THESE CHANGES WILL PRECEDE FLOOD INSURANCE RATE MAP CHANGES PLANNED FOR NEXT YEAR.

NATHAN HIGHLIGHTED THE MAJOR SUBSTANTIVE CHANGES:

TITLE CHANGES TO "FLOOD HAZARD AREA"

REMOVES "100-YEAR" FLOOD TERM; USES "ONE -PERCENT ANNUAL CHANCE" FLOOD INSTEAD. THIS IS INTENDED TO REDUCE THE MENTALITY THAT FLOODING CAN ONLY HAPPEN ONCE A CENTURY.

- ADDS DEFINITIONS AND SECTIONS FOR "FLOOD PRONE AREAS" – AREAS THAT MAY NOT BE MAPPED ON THE FIRM, BUT ARE KNOWN TO BE SUBJECT TO FLOODING (FROM ANY CAUSE).
- REVISES REFERENCES TO MAPS AND MAKES THE CODE APPLICABLE TO FUTURE MAP AMENDMENTS
- REMOVES SPECIAL STANDARDS FOR STRUCTURES CONSTRUCTED ON A CRAWLSPACE
- GREATLY REVISES MANUFACTURED HOME STANDARDS
- ADDS SPECIFIC STANDARDS FOR ACCESSORY STRUCTURES
- ADDS TWO REQUIREMENTS FOR SUBDIVISIONS
- ADDS REFERENCE TO LETTERS OF AUTHORIZATION
- REQUIRES VARIANCE NOTIFICATIONS TO BE RECORDED AND CROSS-REFERENCED.

NATHAN AND THE COMMISSION DISCUSSED THE PROPOSED CHANGES.

GARY HOWARD OPENED THE PUBLIC HEARING.

BOB OLDENBURG 77 SEBRING COURT ASKED HOW MUCH OF JOHNSON COUNTY IS PART OF A FLOOD PLAIN AND FARM LAND, AND HOW DOES THIS CODE AFFECT SUBDIVISIONS. NATHAN ANSWERED THAT IN THE NORTHERN PART OF THE COUNTY; FLOODPLAINS ALONG CREEKS ARE USUALLY EASY TO SEE AND CAN BE A FEW HUNDRED FEET ACROSS. HE STATED THAT IN ADDITION TO THE FLOOD CODE, THE

SUBDIVISION CODE AND DESIGN STANDARDS MANUAL ALSO APPLY FOR NEW CONSTRUCTION. FOR EXISTING SUBDIVISIONS, RETROFITTING SOLUTIONS TO ADDRESS FLOODING ISSUES TAKE LONGER THAN DOING IT RIGHT ORIGINALLY.

GARY HOWARD CLOSED THE PUBLIC HEARING.

BYRON TEMPLE MADE THE MOTION TO SEND A FAVORABLE RECOMMENDATION TO THE TOWN COUNCIL REGARDING 2015-AO-04, TEXT AMENDMENT TO CHAPTER 151, and FLOOD DAMAGE PREVENTION. TIM BROWN SECONDED THE MOTION AND PASSED 5-0.

NATHAN BILGER HAD TWO UPDATES FOR OTHER BUSINESS. CONSIDERATION FOR THE BUILDING COMMISSIONER/MS4/UTILITY COORDINATOR POSITION HAS BEEN NARROWED TO ONE PERSON, PENDING STORM WATER BOARD CONSENT. THE DEVELOPER OF THE FORMER MASCHMEYER PROPERTY WILL LIKELY FILE FOR REZONING TO BE HEARD AT THE DECEMBER MEETING. THAT WILL PROBABLY BE A LONG MEETING. NOVEMBER MEETING MAY BE A TRAINING SESSION TO HELP PREPARE FOR THE DECEMBER MEETING.

THE MEETING ADJOURNED AT 7:48PM

PASSED BY THE WHITELAND PLAN COMMISSION ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_,  
2015.3

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RICHARD HILL

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RICHARD HILL

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GARY HOWARD

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GARY HOWARD

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BYRON TEMPLE

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BYRON TEMPLE

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TIM BROWN

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TIM BROWN

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ROBERT ZEHR

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ROBERT ZEHR

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DAVE GABBARD

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DAVE GABBARD

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CODY BROWN

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CODY BROWN

ATTEST:

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MICHELLE R. RICHARDS, IAMC, CMC