

WHITELAND PLAN COMMISSION
NOVEMBER 5, 2013

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

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

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

RANDY WEATHERS MADE THE MOTION TO APPROVE THE MINUTES FROM OCTOBER 1, 2013 WITH THE
CORRECTION TO REMOVE "FIRST FLOOR" FROM SECOND PARAGRAPH, LAST SENTENCE. GARY HOWARD
SECONDED THE MOTION AND PASSED 7-0.

DENNIS CAPOZZI REVIEWED THE BUILDING COMMISSIONERS REPORT FROM OCTOBER 2013.

2013-AO-08 CONSIDERATION OF REQUEST TO AMEND THE ZONING CODE TEXT TO CREATE THE R-4
DISTRICT. PETITIONER: DAHILA, LLC AND 2013-Z-09 CONSIDERATION OF REQUEST TO AMEND THE
ZONING MAP TO R-4, LOCATED ON THE SOUTH SIDE OF WHITELAND ROAD, BETWEEN US 31 AND
SAWMILL ROAD. THE COMMISSION WILL HEAR BOTH REQUESTS AT THE SAME TIME.

STEPHEN WATSON REVIEWED THE RULES AND PROCEDURES.

NATHAN BILGER PRESENTED AND REVIEWED HIS STAFF REPORT FOR EACH PETITION. (ATTACHED)
PROPOSED COMMITMENTS WERE REVISED FROM LAST MONTH FOR 2013-Z-09 REQUEST.

MR. PATRICK SPRAY, CLARK-PLEASANT COMMUNITY SCHOOLS SUPERINTENDENT GAVE A REPORT FOR
THE SCHOOL IMPACT ON THIS PROPOSED PROJECT.

ERIC PRIME ATTORNEY FOR DAHILA, LLC. PRESENTED THE PROPOSAL FOR THE REQUESTS PRESENTED.
RICHARD HILL OPENED THE PUBLIC HEARING.

STEPHEN WATSON SWORE IN THOSE WISHING TO SPEAK.

THE FOLLOWING SPOKE AGAINST THE PROPOSAL: STEVE GUTERMUTH 222 PARK FOREST NORTH
DRIVE, DAVE THOMPSON 173 P.F. N. DR., MATT BAXTER 144 WHITELAND ROAD, HURREL MCKAY-90
DEBORAH LANE, MICHELLE CAMPBELL-273 HALDDALE DRIVE, ROB ZAJAC-172 P.F.N. DR., CURTIS
BROWNLEE-142 P.F.N. DR., DUSTIN STAMPER-761 CYNTHIA LANE, CHRIS ABNEY-79 VERMILIAN DRIVE,
STEPHANIE SUTT-153 PF.N. DR., GARY LEE-740 CYNTHIA LANE.

THE FOLLOWING ASKED QUESTIONS: SCOT FORD-17 HILLSIDE COURT, KIM SHORES-203 P.F.N. DR.,
MICHELLE CAMPBELL-273 HALDDALE DRIVE, KENT BEESON-540 ARDMOOR DR., STEVE GUTERMUTH-222
P.F.N. DR., CURTIS BROWNLEE-142 P.F.N. DR., HURREL MCKAY-90 DEBORAH LANE, ROB ZAJAC-172
P.F.N. DR., SHARON WHEELER-102 P.F.N. DR.

PUBLIC HEARING WAS CLOSED AT 8:49PM.

THE PLAN COMMISSION DISCUSSED THE PETITIONS.

RANDY WEATHERS MADE THE MOTION TO FORWARD TO THE TOWN COUNCIL A FAVORABLE
RECOMMENDATION OF 2013-AO-08 WITH MODIFICATIONS LISTED IN STAFF REPORT. ROBERT ZEHR
SECONDED THE MOTION AND PASSED 4-2-1. HOWARD AND HILL AGAINST, ZEHR ABSTAINED.

RANDY WEATHERS MADE THE MOTION TO FORWARD TO THE TOWN COUNCIL A FAVORABLE
RECOMMENDATION OF 2013-Z-09 WITH SUBMITTED COMMITMENTS AND MODIFICATIONS LISTED IN

STAFF REPORT. ROBERT ZEHR SECONDED THE MOTION AND PASSED 4-2-1. ZEHR AND HOWARD AGAINST, HILL ABSTAINED.

-RECESS 9:31PM TO 9:41PM

2013-P-10 REVIEW OF PROPOSED DEVELOPMENT PLAN FOR 501 E MAIN STREET-PETITIONER: BEESON MECHANICAL. NATHAN BILGER GAVE THE STAFF REPORT. STEPHEN WATSON SWORE IN THOSE WISHING TO SPEAK. KENT AND LESLIE BEESON WITH BEESON MECHANICAL SPOKE REGARDING THEIR PLANS. RICHARD HILL OPENED THE PUBLIC HEARING. THERE WERE NO COMMENTS FROM THE AUDIENCE. AFTER REVIEW OF THE PROPOSED DEVELOPMENT PLAN, RICHARD HILL CLOSED THE PUBLIC HEARING. THE COMMISSION DISCUSSED THE PLAN AND PROPOSED CONDITIONS WITH BEESON MECHANICAL.

RANDY WEATHERS MADE THE MOTION TO APPROVE 2013-P-10 WITH THE FOLLOWING CONDITIONS:

1. THE STORM WATER MANAGEMENT BOARD OR TOWN COUNCIL MAY NEED TO APPROVE THE PROPOSED ALTERNATIVE MEANS TO ADDRESS CHAPTER 160 FOR DRAINAGE AND WATER QUALITY.
2. LOADING AND UNLOADING SHALL BE PERFORMED ON-SITE, WITH THE EXCEPTION OF SEMI-TRUCKS AND OTHER LARGE VEHICLES THAT MAY BE LOADED/UNLOADED IN THE STREET. SUCH EXCEPTION SHALL HAVE ADEQUATE TRAFFIC CONTROL TO ALLEVIATE EXCESSIVE CONGESTION OR HAZARDOUS CONDITIONS, AT THE DISCRETION OF THE TOWN MARSHAL.
3. RAMPS (WITHOUT ADA DETECTABLE WARNINGS) SHALL BE INSTALLED IN THE SIDEWALK ALONG WEST STREET AT THE DRIVEWAY IN CONJUNCTION WITH RECONSTRUCTION OF THE DRIVEWAY APRON. THIS CONDITION IS NOT SUBJECT TO THE 2- YEAR DEVELOPMENT PLAN TIME LIMIT.
4. APPROXIMATELY 4' OF RIGHT OF WAY SHALL BE DEDICATED, TO THE BACK OF SIDEWALK ALONG MAIN STREET.
5. THE DIGITAL SIGN WILL CONFORM TO THE SIGN CODE APPLICABLE AT THE TIME OF INSTALLATION.

GARY HOWARD SECONDED THE MOTION AND PASSED 7-0.

REVIEWED 2014 MEETING SCHEDULE

RULES OF PROCEDURE UPDATE AND ON-SITE NOTIFICATIONS.

THE MEETING ADJOURNED AT 10:37PM

PASSED BY THE TOWN OF WHITELAND PLAN COMMISSION ON THIS _____ DAY OF _____, 201__.

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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

RANDY WEATHERS

RANDY WEATHERS

RUSSELL SNYDER

RUSSELL SNYDER

ATTEST:

MICHELLE R. RICHARDS, IAMC, CMC