

WHITELAND PLAN COMMISSION
OCTOBER 1, 2013

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

PLEDGE TO THE FLAG

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

OTHERS PRESENT: NATHAN BILGER-PLANNING AND ZONING DIRECTOR, DENNIS CAPOZZI-TOWN MANAGER/BUILDING COMMISSIONER, MICHELLE R. RICHARDS-CLERK/TREASURER, STEPHEN WATSON-TOWN ATTORNEY (ARRIVE 7:05)

RANDY WEATHERS MADE THE MOTION TO APPROVE THE MINUTES FROM SEPTEMBER 3, 2013. RUSSELL SNYDER SECONDED THE MOTION AND PASSED 5-0-2 ZEHR AND BROWN ABSTAINED
REVIEWED BUILDING COMMISSIONERS REPORT

2013-AO-08: CONSIDERATION OF REQUEST FOR ZONING CODE TEXT AMENDMENT TO CREATE THE R-4 ZONING DISTRICT. PETITIONER: DAHILA, LLC. NATHAN BILGER REVIEWED THE PETITION AND THE STAFF REPORT. NATHAN RECOMMENDED TO FORWARD A FAVORABLE RECOMMENDATION TO THE TOWN COUNCIL TO AMEND THE ZONING CODE TO CREATE AN R4 ZONING DISTRICT, AS PROPOSED IN PETITION 2013-AO-08, WITH THE FOLLOWING MODIFICATIONS: DELETE THE PROPOSED 156.084(B1)(B) AND (C). MODIFY THE PROPOSED 156.087 (A) TO STATE: "SINGLE AND TWO-FAMILY DWELLING UNITS SHALL BE CONSTRUCTED WITH EXTERIOR MASONRY FINISHES COVERING 100% OF THE AREA OF THE FIRST FLOOR FRONT FAÇADE, EXCLUSIVE OF DOORS, WINDOWS AND ASSOCIATED TRIM."

2013-A-09: CONSIDERATION OF REQUEST FOR ZONING MAP AMENDMENTS TO R-4, LOCATED ON THE SOUTH SIDE OF WHITELAND ROAD, BETWEEN US 31AND SAWMILL ROAD, APPROXIMATELY 70.67 ACRES, CURRENTLY ZONED R-1, R-3, AND C-2. PETITIONER: DAHILA, LLC. NATHAN BILGER REVIEWED THE PETITION AND THE STAFF REPORT AND RECOMMENDS A FAVORABLE RECOMMENDATION TO THE TOWN COUNCIL FOR THE AMENDMENT OF THE ZONING CLASSIFICATION OF THE SUBJECT PROPERTY TO THE R-4 DISTRICT, SUBJECT TO THE SUBMITTED COMMITMENTS AND SITE PLAN, WITH THE FOLLOWING CONDITIONS BE AGREED UPON BY THE PETITIONER: 1. PROPOSED COMMITMENT #4 BE AMENDED TO INCLUDE A REQUIREMENT THAT SOD BE INSTALLED IN THE FRONT YARD UP TO THE BUILDING SETBACK LINE FOR THE LOTS IN "AREA A". 2. REMOVE THE PROPOSED COMMITMENT #5 REGARDING FOUNDATION TYPE. 3. PROPOSED COMMITMENT #7 IS MODIFIED TO INCLUDE THE FOLLOWING: "A 5-LOT 'SNAPSHOT' SHALL BE UTILIZED FOR HOMES LOCATED ALONG THE EASTERNMOST AND WESTERNMOST STREETS SHOWN ON THE SITE PLAN." 4. PROPOSED COMMITMENT #9 BE MODIFIED TO REQUIRE TWO 1.5" CALIPER ORNAMENTAL OR SHADE TREES, AT LEAST ONE OF WHICH IS TO BE LOCATED IN FRONT YARD. 5. PROPOSED COMMITMENT #11 IS MODIFIED TO REQUIRE A MINIMUM VINYL THICKNESS OF .042". 6. THE PROPOSED PARK AREA SHALL AT A MINIMUM INCLUDE PLAY EQUIPMENT DESIGNED TO PROVIDE PLAY EXPERIENCES FOR CHILDREN AGED 2-5 AND CHILDREN AGED 5-12, AND BE LANDSCAPED SO AS TO PROVIDE SHADED AREAS. 7. A MANDATORY HOMEOWNERS ASSOCIATION IS FORMED TO PROVIDE ONGOING MAINTENANCE OF THE COMMON AREAS, PONDS, ETC. 8. SUBDIVISION IMPROVEMENTS TO CONFORM TO THE UPDATED SUBDIVISION CONTROL ORDINANCE. STEPHEN WATSON SWORE-IN MEMBERS OF THE AUDIENCE THAT WISH TO SPEAK FOR OR AGAINST THE PROPOSED REQUESTS.

ERIC PRIME WITH VANVALER LAW FIRM REPRESENTING DAHILA PRESENTED AND EXPLAINED THE PROPOSED REQUESTS OF 2013-AO-08 AND 2013-A-09. THE PETITIONER IS WILLING TO AGREE WITH

THE RECOMMENDATION'S OF THE STAFF, BUT REQUESTED EXTERIOR MASONRY FINISHES COVERING 50% OF THE FIRST FLOOR FRONT FAÇADE INSTEAD OF RECOMMENDED 100% OF FIRST FLOOR FRONT FAÇADE IN PETITION 2013-AO-08. THE PETITIONERS ARE WILLING TO AGREE WITH THE CONDITIONS PRESENTED BY STAFF EXCEPT NOT SURE ABOUT #8: SUBDIVISION IMPROVEMENTS TO CONFORM TO THE UPDATED SUBDIVISION CONTROL ORDINANCE, DUE TO NOT BEING FORMALLY APPROVED AT THIS TIME AND WILLING TO COMMIT TO ONLY SINGLE FAMILY WITH NO TWO-FAMILY DWELLING UNITS. PAUL CLAIRE WITH ARBOR HOMES SPOKE ABOUT THE PROCESS OF SELLING THE LOTS. DENNIS CAPOZZI QUESTION: UNITS PROPOSED CURRENTLY COMPARED TO PAST. FIRST PRESENTATION WAS @246 LOTS, NOW PROPOSING @248. THE FOLLOWING SPOKE AGAINST THE PROJECT: DEBBY VANLANDINGHAM 211 WHITELAND ROAD, ROB ZAJAC 172 PARK FOREST N. DRIVE, GEORGE SUTT 153 PARK FOREST N. DRIVE AND STEVE GUTERMUTH 222 PARK FOREST N. DRIVE. SUBJECTS: THEY WANT COMMERCIAL AND NOT HOMES, TRAFFIC ISSUES, CRIME RATE, PROPERTY TAX AND VALUE ISSUE'S ALONG WITH SCHOOL ISSUES. RUSSELL SNYDER MADE THE MOTION TO CONTINUE BOTH REQUESTS TO THE NOVEMBER 5TH MEETING. BYRON TEMPLE SECONDED THE MOTION AND PASSED 5-2 WEATHERS AND ZEHR AGAINST. NATHAN BILGER WILL NOTIFY THE SCHOOL OF THIS PROJECT. DENNIS CAPOZZI WILL ASK FOR THE TRAFFIC STUDY DONE PREVIOUSLY. PUBLIC IS WELCOME AT THE NEXT MEETING TO SPEAK. NO FURTHER NOTICE IS REQUIRED FROM THE PETITIONER. PUBLIC HEARING WAS CLOSED AT 9:22PM.

THE COMMISSION WAS UPDATED AND DISCUSSED THE SIGN CODE DRAFT. A CODE COMMITTEE MEETING WAS SCHEDULED FOR OCTOBER 10, 2013 AT 3:00PM.

THE MEETING ADJOURNED AT 9:26PM.

PASSED BY THE TOWN OF WHITELAND PLAN COMMISSION ON THIS _____ DAY OF _____, 2013.

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NAY

RICHARD HILL

RICHARD HILL

GARY HOWARD

GARY HOWARD

RANDY WEATHERS

RANDY WEATHERS

ROBERT ZEHR

ROBERT ZEHR

RUSSELL SNYDER

RUSSELL SNYDER

BYRON TEMPLE

BYRON TEMPLE

TIM BROWN

TIM BROWN

ATTEST:

MICHELLE R. RICHARDS, IAMC, CMC