

WHITELAND PLANNING COMMISSION
November 6, 2018

Council members present

Richard Hill, President	_____
Gary Howard, Vice President	X _____
Tim Brown, Member	X _____
Scot Ford, Member	X _____
Andy Marker, Member	_____
Byron Temple, Member	X _____
Vacant, Member	_____

Other town officials present

Julia Meece, Deputy Clerk (Secretary)	X _____
Norm Gabehart, Town Manager	X _____
Joe Csikos, Planning & Zoning Director	X _____
Stephen Watson, Town Attorney	X _____
Dan Cartwright, Community Development	X _____

Call to order:

G. Howard called the meeting to order at 7:01 pm.

Pledge to the flag

Roll call & Determination of Quorum:

- Absent R. Hill & A. Marker
- Quorum requirements reached with 4 in attendance

Approval of Minutes:

- S. Ford made a motion to approve the minutes as is from the October 2, 2018 meeting. B. Temple seconded the motion.

Passed 4-0

Swearing In:

- S. Watson completed the swearing in at 7:02 pm for #18-Z-09 Public Hearing

Communications/Reports of Committee:

- J. Csikos updated the board on what petitions require a Public Hearing to be held and ones that do not require a public hearing
 - Petitions: No Public Hearing Required
 - Site Development Plans
 - Subdivision Construction Plans
 - Final Plat
 - Petitions: Public Hearing & Public Notice Requirement
 - Planned Unit Development Phase I & Phase II
 - Primary Plat
 - Zoning Map Amendment (Rezoning)
 - Zoning Text Amendment

Old business:

- None

New business:

- **Case 18-SP-11: Evolution Autos (Commercial Site Plan Approval – Auto Sales)**
 - J. Csikos presented #18-SP-11 Evolution Autos commercial site plan approval of a 1,200 sq. ft. automobile sales structure with associated sales lot on +/- 1.88 acres; located at the Northeast corner of US Hwy 31 & Oakville Blvd. Proposed used permitted, by right, in the C1 Zoning District for “equipment and retail service use including: auto sales without motor vehicle service.” Staff recommends Conditional Approval of the petition providing staff authority to finalize review of the Technical Review Committee comments and drainage patterns and administratively approve the petition upon satisfaction of the outstanding items.
 - Petitioner Hisham Alkhatib, Alkhatib, LLC (Evolution Autos) presented a slide show covering the management history of the business being a family owned and operated used car dealer since 2014. They have high reviews on their business on Google and Cars.com. They are moving their current business in Franklin, IN to this new location. The location is lot “C” of the Oakville Commercial Subdivision. The property was incorporated into the Oakville Subdivision, section 4 plat approved by Town Council 7-10-00 and zoned C1 (Commercial). The site will have a 1,200 sq. ft. building as well as parking for 136 spaces (13 standard parking spaces, 1 handicap accessible space and 122 spaces for inventory parking). The building will have a small showroom, offices, restrooms and service bay doors at the back of the building.
 - Board had the following questions and they were answered by J. Csikos and Petitioner -
 - Plans have service pay doors, what type of “service” being done there?
 - In house services, no services to public. In house service falls under current requirements and able to be done there, just no public services on privately owned vehicles.
 - Entrance of US HWY 31?
 - No, it will be off Oakville Blvd. This “road entrance” could continue to the other 2 lots north of it with access easement
 - Buffering planned?
 - There will be landscape buffering on the Hummingbird Ln side of the site
 - What are the work hours of the operation till at night?
 - Till 6 or 7 pm, they have always had this as their closing time since starting in 2014.
 - What are the construction materials?
 - Neal Dixon, contractor for the project stated that it will be steel, masonry material types (TBD later), & glass. Edit to material list from metal originally listed to masonry type material, this was agreed to before tonight’s meeting started. If they try for metal on materials list, then they would need to file for a variance request with BZA board.
 - Who will oversee site development?
 - Town will oversee site development.
 - Any Drainage Concerns?
 - Schneider Corporation stated that they are working with the Town on a solution to redirect the drainage from going towards Oakville and to the pond located North of the property. N. Gabehart stated that with the planned solution, there are no drainage concerns, Town will ensure that it makes it better for drainage due to this project being on the books already.
 - Public comment was opened and had the following statements/questions/concerns -
 - Public letter from neighboring property owner was read into record on concerns of buffering barrier, safety, traffic, and drainage.

- Other comments on concerns of traffic increase, parking lot lights, and drainage effects on Oakville Subdivision
 - J. Csikos also noted the following -
 - All zoning requirements met with this business
 - Lights will be within lighting standards and will be reviewed by staff
 - T. Brown made a motion to give conditional approval for the petition of #18-SP-11 Evolution Autos Commercial Site Plan approval and providing staff authority to finalize review of the Technical Review Committee comments and drainage patterns and administratively approve the petition upon satisfaction of the outstanding items, and adding the access easement being written in writing as well.
B. Temple seconded the motion. **Passed 4-0**
- **Case 18-P-10: Briar Creek Subdivision, Section 2 (Construction Plan & Final Plat Approval)**
 - J. Csikos presented #18-P-10 Briar Creek Subdivision, Section 2 for construction plan & final plat approval. Section 2 consists of 29 lots intended for single family detached residences currently zoned R1 (Residential). Primary Plat approval was granted by the Planning Commission on 2/6/18 and previously approval variances to the side and rear yard setbacks to not apply to the portion of the subdivision zoned R1. Staff recommends giving approval, subject to the petitioner addressing any outstanding items identified by the contracted engineer and providing adequate construction documents pertaining to the roadway connection between Larimar Dr and Maple St. Staff also asks for the Board to allow review authority of the roadway construction documents when they are provided by the petitioner.
 - Petitioner Adam Mears, Gradison Land Development stated that this is the first section of the single-family homes and is the next phase of the subdivision plan.
 - Board had the following questions and they were answered by J. Csikos and Petitioner -
 - All requirements reached?
 - J. Csikos stated that he would like to see the connection to Larimar Dr added now instead of with a future phase.
 - A. Mears said that they will do this as requested, just working on construction documents still
 - Sewer plant doing well still?
 - J. Csikos & N. Gabehart stated that Yes, the sewer impact fee and tap fee paid for each home is put into the bank for when any upgrade costs are needed. #18-P-10 will not impact the plant. Also, a side note, that 20% of the water rates increases have not been passed on to the residents either
 - S. Ford made a motion to approve #18-P-10 Briar Creek construction plan & final plat approval, subject to the petitioner addressing any outstanding items identified by the contracted engineer and providing adequate construction documents pertaining to the roadway connection between Larimar Dr and Maple St. and Board to allow review authority of the roadway construction documents when they are provided by the petitioner to the Town Staff.
B. Temple seconded the motion. **Passed 4-0**
 - G. Howard made a motion to give approval to staff to allow approval for roadway construction plans approval. B. Temple seconded the motion. **Passed 4-0**
- **Case 18-Z-09: JDC Property Group (Zoning Map Amendment to I1 (General Industrial))**
 - J. Csikos presented #18-Z-09 JDC Property Group for zoning map amendment to +/- 167.228 acres from AG (Agricultural) to I1 (General Industrial) for a light to medium intensity business park. The property generally located south of Whiteland Rd, East of Graham Rd, and West of Warrior Trail. The property was annexed into corporate limits 4-5-12. The 2011 Comprehensive Plan identifies the area for future industrial use. The Commitments for Permitted Uses are:

- Light Industrial Assembly & Production
- Warehouse/Distribution Facility
- Wholesale Facility
- Conference Center
- Data Processing/Call Center
- Government Facility (Non-office)

And accessory uses traditionally associated with the above permitted uses, which are secondary to the primary use in area, intent, and /or purpose; and are found on the same parcel as the principle use but are clearly subordinate or incidental are permitted.

Commitments for Accessory Use Buffering are:

- When a permitted primary use utilizes outdoor storage of machinery or materials, or a similar, as a permitted accessory used, additional buffering and landscaping may be required as determined by staff. Additional buffering shall be considered on a case by case basis and may not apply to the entire site.

Commitments for Perimeter Buffering are:

- Based on the final proposed use, additional perimeter buffering may be required in order to mitigate any potential negative impacts onto surrounding properties. This buffering will be determined by Staff at the time of site development plan and will be specific to the individual project. And more as detailed in Staff Report.

Commercial Site Plan Review are:

- Ordinances of the Town of Whiteland permit the commission to grant Site Plan Review authority to staff. Staff would request the Commission provide staff the authority to review any future Commercial Site Plan within the subject property, that does not request any waivers of developmental standards, administratively.

Staff Recommends the Commission certify a Favorable Recommendation to the Town Council for consideration at its 11/13/18 regular meeting with the commitments for use and buffering as outlined in the staff report.

- Petitioner Jones Development asking for consideration of approval for the rezone petition from AG to General Industrial. J. Csikos covered the details of petition well and Petitioner will be happy to answer any questions. Plans are 115% conceptual at this point.
- Board had the following questions and they were answered by J. Csikos and Petitioner -
 - What are square footage sizes of the buildings? Gearing buildings towards logistics businesses?
 - Square footages are 2.5 million in total. Yes, Staff report also details on the Commitments for building facility usages
 - Decision tonight is only for the zoning change & buffering, not for type of business being operated out of these buildings?
 - Staff report details the zoning change and commitments for use & buffering
 - Outdoor Storage Regulations?
 - Correct, ability to regulate outdoor storage in addition to main use of building
 - Primary Plat will come to the board for future approvals? Yes
 - Ponds for future drainage issues? Short answer is yes
 - Where is the entrance in located?
 - Would be west of the truck stops with stub streets also to the site
- Public comment was opened and had the following statements/questions/concerns -
 - Public letter from neighboring property owner was read into record on concerns of buffering, drainage, flooding, septic systems, animals, noise, air, lights, & traffic.
 - Huge change to our neighborhood, change to the views, the traffic, the wildlife will be affected. Have been a resident for 40 year and the country setting will be done. How durable are the restrictions put on the developer? How to keep them in place? Don't know what future board will approve for changes in future on restrictions.

Noise concerns, trucks are not quiet, we will hear it. Won't qualify as country anymore. Would affect home values and sales.

- Would love to work with the developers & town on standards for the design process. Impact on environment and where the water goes. Ditch listed on plans tonight is actually Franklin Creek. Will lose any natural flow to prevent flooding on property.
- Whiteland Road will only become worse. Traffic flow won't be how we think it will be. It will be worse and won't be from interstate.
- In support of this project. Buildings will have sprinklers. This would mean water line improvements. Covenants given to add this to town's lines and roadways
- N. Gabehart stated that Town is in works to have JDC put in money for water lines in this area for improvements. Petitioner also noted that this property changing to Industrial will keep the town relevant and in competitions with neighboring towns. This change will benefit the Town. J. Csikos also stated that this site will be similar to buildings at Greenwood exit. T. Brown stated that he likes our little town, but looks forward to this growth. G. Howard seconded that the growth is needed and it won't affect the school population, but will bring in tax dollars to the schools and the Town still.
- T. Brown made a motion to approve and give a favorable recommendation to Town Council for #18-Z-09 JDC Property Group Zoning Map Amendment to I1 (General Industrial) at its 11/13/18 regular meeting with the commitments for use and buffering as outlined in the staff report. S. Ford seconded the motion. **Passed 4-0**

Other Business:

- None

S. Ford made a motion to adjourn. B. Temple seconded. Meeting adjourned at 8:40 pm.


Passed by the Whiteland Plan Commission on this day 4th of December, 2018

Aye




Tim Brown

Dave Gabbard



Gary Howard, Vice-President



William A. Marker



Byron Temple

Josh Wade

Richard Hill, President

Attest: 

Julia Meece, Deputy Clerk, Secretary

Nay

Tim Brown

Dave Gabbard

Gary Howard, Vice-President

William A. Marker

Byron Temple

Josh Wade

Richard Hill, President

