

WHITELAND PLANNING COMMISSION

January 3, 2017

Council members present

Richard Hill, President	<u>X</u>
Gary Howard, Vice President	<u>X</u>
Andy Brock, Member	<u>X</u>
Tim Brown, Member	<u>X</u>
Steve Burden, Member	<u>X</u>
Andy Marker, Member	<u>X</u>
Byron Temple, Member	<u> </u>

Other town officials present

Julia Meece, Deputy Clerk (Secretary)	<u>X</u>
Joe Csikos, Planning & Zoning Director	<u>X</u>
Stephen Watson, Town Attorney	<u>X</u>

Call to order:

R. Hill called the meeting to order at 7:00 pm.

Pledge to the flag

Roll call

- Absent – Byron Temple

Election of Officers:

T. Brown made a motion to approve keeping Richard Hill as President, Gary Howard as Vice President.

A. Marker seconded the motion.

Passed 6-0.

T. Brown made a motion to change Official & Recording Secretary to Julia Meece, Deputy Clerk from Debra Hendrickson, Clerk-Treasurer. A. Marker seconded the motion.

Passed 6-0.

Approval of Minutes:

R. Hill asked about the referral to lot 149 in the minutes and if it was clarified from the previous meeting minutes of listening to the audio to see what was said on it. Csikos & Meece answered that the audio will be pulled closer to the time of that section being presented for approval to the Planning Commission board.

This is also noted in the minutes from 9-6-16. G. Howard made a motion to approve the minutes as is from the September 6, 2016 meeting. A. Brock seconded the motion.

Passed 6-0.

Old business:

- none

New business:

- Plan Commission Order Approving Resolution 2016-03 of the Whiteland Redevelopment Commission.
 - Watson presented that this is in reference to the former Mr. D's property located on US HWY 31. This property is currently considered part of the TIF district that the Town of Whiteland has. The new owner of this location, Johnson Memorial Hospital (JMH) is almost completed with construction and is consider a Tax-Exempt Entity and has qualified this property to now be considered Tax-Exempt. This now creates a financial issue for the cash flow of the TIF district. To limit the cash flow hit, the Redevelopment Commission (RDC) board has taken the step to remove this property from the TIF district. RDC adopted a declaratory resolution which amends and excludes that property from the TIF district. It is part of the multi-step process to next come to the Planning Commission after approved by RDC. It comes to Planning Commission for two things - 1) to confirm the changes RDC is considering with the TIF district to be consistent with the Town's comprehensive plan and overall development scheme of the Town. 2) to overall, review and consider the resolution RDC is presenting and to approve or not approve. Next it would be forwarded to the Whiteland Town Council. It will also go to a public hearing with RDC if approved by Town Council and get a financial study completed too. Watson also summarized in general how a TIF district works financially for a Town. This property includes an approximate assessed value of over \$600,000. This loss would get taken away from new growth in the town. Taking this away from the captured assessed value would be a great impact. This resolution will help in offsetting the impact of JMH being tax-exempt on the calculation of the assessed value. You are being presented with an approved order for Resolution 2016-03.
 - Board asked if this was already agreed upon when the land was purchased. Watson and Csikos stated that they do not believe that it something discussed specifically at the time of purchase, but that it was only found recently that this property is being fully tax-exempt. There was a previous possibility that all or parts of JMH would be taxable. Once found to be fully tax-exempt, this resolution was started.

R. Hill made a motion to approve the Order of the Whiteland Plan Commission Determining that a Declaratory Resolution approved and adopted by the Whiteland Redevelopment Commission Conforms to the Plan of Development for Whiteland and approving that Resolution 2016-03 as presented.

G. Howard seconded the motion.

Passed 6-0.

Other business:


- Planning Director's Report -
 - Revising and updating development ordinances in 2017
- Building Commissioner's Report -
 - 4 new single family home building permits issued in Millstone. Two right at \$200,000, one at \$175,000 and one at \$345,000.
- Board Questions -
 - Any updates or discussions on apartments discussed at previous meetings
 - Last meeting with developer was in December 2016. Location is east of the Baily Woods building on Whiteland Road. Still moving forward, some concerns on timeline, but working with all parties actively still. There is a voluntary commitment of these apartments being rented at a market rate.
 - Any updates on assisted living development
 - Csikos stated that this one has fallen thru, the developer built elsewhere
 - Any updates on JMH opening

- Certificate of Occupancy was issued just before Christmas. Should be opening for business very soon after awning installed. Will be a physicians office, but they are employees of the hospital, not private practices.

R. Hill made a motion to adjourn. T. Brown seconded. Meeting adjourned at 7:30 pm.

Passed by the Whiteland Plan Commission on this day 4th of April, 2017

Aye



Shawn A. Brock

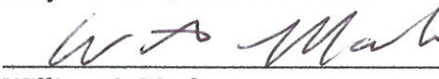
Tim Brown



Steve Burden



Gary Howard, Vice-President



William A. Marker



Byron Temple



Richard Hill, President

Nay

Shawn A. Brock

Tim Brown

Steve Burden

Gary Howard, Vice-President

William A. Marker

Byron Temple

Richard Hill, President

Attest:



Julia Meece, Deputy Clerk, Secretary