

TOWN OF WHITELAND PLAN COMMISSION
OCTOBER 7, 2014

RICHARD HILL CALLED THE MEETING TO ORDER AT 7:00 P.M.
PLEDGE TO THE FLAG.

PRESENT: ROBERT ZEHR, NORM GABEHART, RUSTY SNYDER, RICHARD HILL, GARY HOWARD, BYRON
TEMPLE, TIM BROWN

OTHERS PRESENT: ALEXANDRA KRUTZ-DEPUTY CLERK (SUBSTITUTE SECRETARY), DENNIS CAPOZZI-
TOWN MANAGER/BUILDING COMMISSIONER, NATHAN BILGER- PLANNING AND ZONING DIRECTOR,
STEPHEN WATSON-TOWN ATTORNEY

GARY HOWARD MADE THE MOTION TO APPROVE THE MEETING MINUTES FROM SEPTEMBER 2, 2014.
RUSTY SNYDER SECONDED THE MOTION, AND PASSED 7-0.

DENNIS CAPOZZI REVIEWED THE BUILDING COMMISSIONER'S REPORT FOR SEPTEMBER 2014. HE
UPDATED THE COMMISSION ON THE STATUS OF THE CONSTRUCTION AT THE FORMER SWIFTY
PROPERTY. THE BUILDING WAS ALREADY DEMOLISHED AND A NEW FOOTING PARTIALLY POURED. IT
MAY BE COMPLETED WITHIN 60-90 DAYS.

MR. CAPOZZI PRESENTED INFORMATION TO THE COMMISSION ON A GARAGE ADDITION AT 751 SOUTH
SAWMILL ROAD WHICH HAD NOT OBTAINED A PERMIT AND WAS CONSTRUCTED WITHIN THE
REQUIRED SIDE SETBACK. STAFF HAD INFORMED THE OWNER OF THE VIOLATION AND OPTIONS FOR
COMPLIANCE, BUT HAD YET TO RECEIVE A RESPONSE FROM THE OWNER. THE COMMISSION DISCUSSED
THE MATTER, AND DENNIS AND NATHAN WILL CONTINUE TO PURSUE THE VIOLATIONS.

RUSTY SNYDER STATED A RESIDENT COMPLAINED ABOUT A CONTINUOUS GARAGE SALE TURNING INTO
A SCRAP YARD AT THE CORNER OF MAPLE STREET AND WHITELAND ROAD. NATHAN BILGER STATED THE
ORDINANCE SAYS THAT ONLY FOUR GARAGE SALES PER YEAR ARE ALLOWED, AND THAT HE HAD
ALREADY NOTIFIED THE OWNERS AND TENANTS OF THIS. HE WILL CONTINUE TO MONITOR THE STATUS
OF THE PROPERTY.

NATHAN BILGER DISCUSSED ENFORCEMENT ON OCCUPIED TRAILERS AT HOMEOWNER PROPERTIES
INCLUDING RVS AND TRAILERS BEING USED AS "TREE HOUSES" FOR ADULTS. A COUPLE COMPLAINTS
HAD BEEN MADE REGARDING PROPERTIES AROUND TOWN. HE STATED THAT SINCE THEY ARE NOT
STRUCTURES AND ARE NOT BEING "LIVED IN", IT DID NOT APPEAR TO BE AN APPLICABLE CODE TO
PROHIBIT OR REGULATE THEM. MR. BILGER ASKED THE COMMISSION THEIR FEELINGS ON THE
SITUATION, AND WHAT ACTION SHOULD BE TAKEN, IF ANY. THE COMMISSION DISCUSSED THIS; NO
ACTION IS NECESSARY UNTIL THE CODE IS UPDATED TO REGULATE THESE RVS AND TRAILERS.

THE COMMISSION DISCUSSED RESCHEDULING OF THE US 31 WORKSHOP THAT WAS SCHEDULED FOR
TONIGHT. RUSTY SNYDER COMMENTED THAT STAFF SHOULD DO SOME RESEARCH ON SCHOOL
PROGRAMS AND OTHER POSSIBLE CONFLICTS. ROBERT ZEHR SUGGESTED HAVING SEVERAL OPTIONS
AND POSTING THEM ON THE WEBSITE FOR A PUBLIC VOTE. THE COMMISSION DISCUSSED OPTIONS,
AND DETERMINED THAT NOVEMBER 6TH WOULD WORK SINCE THAT WOULD ALREADY BE A BZA
MEETING DATE.

NORM GABEHART ASKED IF NEW WHITELAND HAD ANY PLANS FOR US 31, AS THEIRS MAY BE
DIFFERENT THAN WHITELAND'S. THE COMMISSION AND NATHAN BILGER DISCUSSED THE IMPORTANCE

OF CONSISTENCY AND THE POSSIBILITY OF BRINGING NEW WHITELAND INTO THE PROCESS. NATHAN STATED HE WOULD ASK NEW WHITELAND THEIR FEELINGS ON JOINING IN THE PLANNING PROCESS.

RICHARD HILL ASKED ABOUT THE STATUS OF MR. D'S AND THE RECENTLY APPROVED CHILDCARE BUSINESS NEAR COUNTRY WOOD DRIVE. DENNIS CAPOZZI STATED THAT THERE HAS BEEN NO NEWS ON MR. D'S ITSELF. THE ADJACENT FORMER SPEEDWAY GAS STATION WAS BEING RENOVATED FOR USE AS A CAR DEALERSHIP, BUT THE PROPERTY OWNER SAID THIS MORNING THAT THE DEAL HAD FALLEN THROUGH. NATHAN BILGER STATED THAT THE CHILDCARE BUSINESS AND THE PROPERTY OWNER WERE RENEGOTIATING TERMS, AND THAT THEY HAD NOT YET SUBMITTED ANY PERFORMANCE BONDS.

STEPHEN WATSON ASKED NATHAN BILGER TO GIVE AN UPDATE ON THE RESULTS OF THE DUKE ENERGY SITE ASSESSMENT PRESENTATION ON SEPTEMBER 17TH. MR. BILGER STATED THAT THE RECOMMENDATIONS FROM THE CONSULTANT WERE GOOD OVERALL, WITH WATER AND SANITARY SEWERS BEING THE BIGGEST RED FLAGS. ADDITIONALLY, BASIC REPORTS—PHASE I, GEO-TECHNICAL, ETC—ARE NEEDED TO MAKE THE PROPERTIES SALABLE. THE AGRICULTURAL ZONING IS ALSO A CONCERN, SO THE COMMISSION MAY NEED TO PREPARE A NEW ZONING DISTRICT APPROPRIATE FOR BUSINESS PARK DEVELOPMENT, AS WELL AS BEING FAST AND EFFICIENT DURING ANY REZONING REQUESTS.

MEETING ADJOURNED AT 7:50 P.M.