

## WHITELAND PLAN COMMISSION

May 3, 2016

Richard Hill called the meeting to order at 7:00 pm

### Roll Call:

- **Present:** Board members Andy Brock, Andy Marker, Gary Howard, Byron Temple, Tim Brown, Richard Hill.
- **Others present:** Dan Cartwright-Community Development, Rusty Snyder-MS4 Coordinator/Building Commissioner, Norm Gabehart-Town Manager, Stephen Watson-Town Attorney, Debra L. Hendrickson-Clerk Treasurer.

### Minutes from Last Meeting:

- Gary Howard made a motion to approve the minutes from March 22, 2016 meeting. Andy Marker seconded the motion. **Passed 6-0**

### Old Business:

- None

### New Business:

- N. Gabehart introduced the Proposed Shingles Amendment to board for review - regarding R1, R2, R3, A1 residential structures & B1, C1, C2 business/commercial structures having dimensional/architectural shingles, not 3-tab shingles.
  - These have a higher wind speed, have a more favorable appearance and would only be mandatory on new construction. This would also not allow commercial to have a metal roof in these plans.
  - Richard Hill gave a recommendation to proceed for this to be presented to the board at a later date.
- N. Gabehart presented Resolution 2016-01-A resolution amending the Town of Whiteland's typical construction guidelines and details appendix to the Whiteland design standards and specifications manual to clarify the extent to which concrete pipe is required.
  - This would amend and allow HDPE (plastic) pipe as an alternative for the concrete pipe requirement currently in place.
  - Norm stated that cost comparison is about 2 to 1. This would not be for use in the right-a-ways, these would still have concrete used in them. The town's sewer pipes are HDPE also. More concrete repairs have been made by the town vs plastic repairs. The town is currently using HDPE for needed repairs and has put in about 1500 feet over the last year and a half. And that plastics equal to concrete when installed correctly and it is not damaged by an outside/unknown force. The town is trying to propose something more economical to the town. Looking to preventing tearing utilities from ground; fixing what we are hypocritical on in current development requirements.
  - T. Brown provided examples of concrete pipe and HDPE plastic pipe for viewing comparison by the residents and board members.
  - Richard Hill gave approval for residents to voice opinions on this matter. Some Board members and residents brought forth the following issues or concerns in using HDPE during an open forum –
    - Dimensional drill can go thru plastic easier than it can concrete
    - Surrounding counties still use concrete in right-a-ways, easements, and most subdivisions.

- Wanting to protect cost to the town in the future, concrete would last longer in some opinions
    - Concrete is reinforced with steel
    - Resident's research found that concrete allows for more "human error" at time of install vs plastic. And that HDPE is successful in use when installed properly.
    - Ongoing presence at time of install to be sure it is installed correctly
    - Inspection process (pulling a mandrill at time of inspection, backfill inspection process)
    - Future drainage issues using plastic
    - Words in presentation showing "one sided view" of the town in favor of using HDPE and words used of "will satisfy" & "adequate" not sounding good for future of the town.
    - Where funds come from for town to do concrete only, if it was required. Would utility rates increase?
    - Both products are good, but concrete is going to last longer and is better for the town
    - Changing the code to help the cost the developer now, not the town in the future
  - D. Cartwright stated that plastic will meet requirements the same as concrete. Other areas around us are "ahead of the time" and using HDPE where we currently require concrete. Drainage is the most important thing to consider as far as having "dips" in areas in the future.
  - It was suggested to delay decision and have experts on concrete and plastic pipes present pros and cons to the board. Also to have engineer specs report on HDPE to view. Consider having a special meeting.
    - Board decided that a delay or special meeting was not needed due to this regarding new development, not changing the town's current repair process that currently uses HDPE or concrete. That tabling the item for a month could affect the other agenda item(s) for tonight's meeting.
  - Richard Hill recommended for voting tonight and asking for a motion. Gary Howard made a motion to accept Resolution 2016-01. Andy Marker seconded the motion.  
**Passed 4-2**  
 (YES-A. Marker, G. Howard, B. Temple, R. Hill; NO-A. Brock, T. Brown)
- D. Cartwright presented Docket #16-P-01-re-plat amendment for Millstone subdivision sections 2, 3 & 4 (Public hearing)
  - Main changes –
    - Removing pond on Whiteland Road and making a bigger pond in section 2 instead
    - Corner of Sawmill & Whiteland Rd area currently being listed a commercial development; incorporate this area into plan
    - Entrance on Whiteland Rd being a cull-da-sac with a right in, right out entrance.
  - Provided minutes of the Tech Review meeting from April 14, 2016 for viewing. Main improvements include –
    - Entrance and exit at Whiteland Rd being a right in, right out entrance. This was per staff suggestions to try and make less traffic back up on Whiteland Rd.
    - Improvements of privacy of existing property neighbors. Need of landscaping at Vanlandingham & Brunnemer property lines.
    - Signs not to go thru phase 1 and have a temp construction entrance developed (location not determined yet)
    - 1 ½ in overlay on Sawmill Rd concern on limits of this being put in – Arbor agreed to original commitment to include new asphalt from intersection to phase 1

- Plenty of right-a-way at Sawmill Rd & Whiteland Rd intersection and allow for any future improvements in this area.
  - Trees on the east property line of development not to be disturbed, except for utilities and drainage purposes
  - Matching fence currently there to include to Brunnermer property line and beyond along Whiteland Rd
  - More landscaping to be included thru out development and along Whiteland Rd for more privacy and seclusion.
- Attorney Stephen Watson stated that this is a public hearing tonight. Everyone stood that thought they might speak tonight and were sworn in officially at 8:40 pm by attorney.
- Paul Claire with Arbor Investments (and on behalf of Kevin Sumner with Y Engineers) spoke on-
  - Arbor committing to using dimensional shingles with this project
  - D. Cartwright presenting the changes very well
  - Access of the Whiteland Rd cull-da-sac entrance could leave in the future if access to other major roads completed in the future. This entrance is considered a “semi-permanent” entrance at this time. This entrance is also in the last section and would not be open to the public until last section is created. In order for construction traffic to stay out of phase 1, the building of the other 3 sections needs to be completed in order with section 4 and the entrance being last. This will be available for use by construction traffic and emergency vehicles and will have needed gravel and rock to hold these vehicles.
  - The plans also show 3 access points essentially for the subdivision, two on Sawmill rd and one on Whiteland Rd that includes the “semi-permanent” entrance.
  - The requirement for brick reads, taking the full perimeter of the house 8 ft. high to get an area amount figured and that is used to determine 40% of the house. So calculating 8ft all around the house, 40% of that has to be brick somewhere on the house. If a 2 story house, only the first floor is used in calculating 40% of the home. Typically the brick is placed on the front of the house and is the same calculations that were used in phase 1.
  - The exact type of trees used in development and along adjoining properties has not been picked yet. They will be similar to those used in phase 1. They won’t be seedlings and typically has a 2 ft. diameter and are about 6 to 8 ft. tall in height.
  - There will not be a fence around the pond in section 2; this is just like the pond in section 1 not having a fence. The pond will have a loft flat shelf.
  - They will tie in resident driveway(s) as needed when doing the asphalt on Sawmill Rd
- D. Cartwright opened the public hearing for residents to speak. The following issues or concerns were brought forth –
  - A park is no longer included in the plans. There is no public park in the Town of Whiteland, so the loss of the park is big. Common/park area will help the neighbors of the development from being affected by residents using their land for recreational use. (Resident provided copy of plans from 11/20/13 for board)
  - What is the common area on plans going to be? Will it be located next to a roundabout at that intersection in the future?
  - Fountain also was included in the original plans presented to homeowners at time of purchase. Geese are attracted to the ponds being put in and are a problem for the neighbors of the development.

- Continued lack of support from Arbor on home repairs in phase 1. Rep from previous meeting not holding up his end. What is Arbor going to do to help phase 1 residents?
- Entrance on Whiteland Rd being right in, right out only. Entrance being closed in future and development needing a 2<sup>nd</sup> entrance to subdivision. Maybe a 2<sup>nd</sup> entrance could be put on Sawmill Rd. Or completing all needed road ways in sections 3 & 4 when doing section 2, so the use of the Whiteland Rd entrance can be sooner than later. Selection of entrance areas based on traffic studies done 15 years ago, traffic has only increased on Whiteland Rd since then.
- Speed limit and noise/crime control being an issue due to new homes/residents and straight away roads on plans. Able to get speed bumps and/or more police patrols in area?
- Worry about flooding and drainage issues for other homes in the area near development.
- Current easements being affected and who pays for the cost of them being affected
- School population already being an issued and will only be increasing
- Types of trees being used in plans
- Is Millstone a done deal? Do their opinions matter?
- Worry about completing sections 2, 3, & 4 in selling of the lots when there are still vacant lots and foreclosed homes in phase 1.
- D. Cartwright addressed some of the issues above –
  - Entrance can be changed if wanted
  - Speed bumps are not recommended in residential area due to effect on snowplows and such.
  - Existing drawings don't all show a park on the plans, not saying that one wasn't promised at some point or can't be a consideration now.
  - Drainage should not be a problem to the surrounding properties of this development, some drainage could see improvements.
  - School superintendent is in support of this development completion. Schools will get a lot of tax money from this development being completed.
  - This is considered an amended plat, not a new plat. The plat was previously approved; we are proposing to complete the rest of it with these designs.
  - Future development could come in future for another entrance.
- Paul Claire stated the following to address some issues raised by residents –
  - Unable to change size of pond and put a park there also due to it not being easily accessed by other residents for use. Unable to use the block area on the plans by Vanlandingham property due to working with them to deed them the full rights to some of this area due to a current barn being currently half on Vanlandingham property and half on Arbor's development land. Original park plan was optional. Would be happy to abide to commitment, if there was one for the park. Would be willing to make lot 149 a park if there was a prior commitment that needs honored.
  - Entrance location and change decisions have a lot to do with drainage issues.
  - Phase 2 was not cost effective to prior developers and that is why other builders didn't finish the project.
- After board discussion of also having concerns regarding a 2<sup>nd</sup> entrance for the development, a possible need for a new traffic study, that the decision tonight is on the amended plat designs not removing Arbor homes from development, D. Cartwright made a recommendation to the council to vote in favor of the amended plat with two conditions based on today's conversations:

- 1) There be a change of the right in/right out entrance on Whiteland Rd to be a straight in/out entrance; and 2) Lot 149 to be reserved as a common area for the development
- Gary Howard made a motion to accept the preliminary plan with those two stipulations for docket #16-P-01. Andy Marker seconded the motion. **Passed 5-1** (YES-A. Brock, A. Marker, G. Howard, B. Temple, R. Hill; NO-T. Brown)

Building Commissioner's Report:

- R. Snyder presented the board with two months' of data. March 2016 had 6 building permits, 1 inspection and 0 single family permits. April 2016 had 11 building permits, 2 inspections and 0 single family permits issued.

Community Development Coordinator Report:

- D. Cartwright reported that despite rain, the Roundabout project is still pretty close to being on schedule. You will see soon the 1<sup>st</sup> level of asphalt phasing is getting ready to start. Dan also reported that Johnson Memorial Hospital project will have development plans submitted to town by May 13<sup>th</sup> 2016 and these will be presented to the board at the June 2016 meeting.

Richard Hill made a motion to end the meeting. Gary Howard seconded the motion. Meeting adjourned at 10:20 pm