

WHITELAND PLAN COMMISSION

September 6, 2016

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

Pledge to the Flag

Roll Call:

- **Present:** Board members Richard Hill, Gary Howard, Andy Brock, Andy Marker, Steve Burden, Byron Temple, Tim Brown
- **Others Present:** Joe Csikos-Planning Director, Stephen Watson-Town Attorney, Julia Meece-Deputy Clerk Treasurer

Approval of Minutes:

- Gary Howard made a motion to approve the minutes from July 5, 2016. Steve Burden seconded the motion.
Passed 7-0

Old Business:

- none

New Business:

- Case 16-P-04 Construction Plans & Final Plat for Millstone Subdivision, Section 3
 - J. Csikos presented construction plans for millstone subdivision, section 3. Drawings of construction plans given for review. 45 lots in total for section 3. Staff report in packet also. All items addressed as needed from Tech Review meeting.
 - Staff recommends conditional approval of the Construction Plans petition for Section 3, subject to final review of the submittal by the outside engineering consultant. And Planning Commission conditionally approving Final Plat for section 3 with a waiver of needing a 2nd meeting for final plat approval, subject to final review of the submittal by the outside engineering consultant.
 - Board and resident questions/concerns include –
 - Construction entrance changing to a cul-da-sac clarification needed.
 - J. Csikos addressed this item, in the future when development is completed to make a 4 way stop at Mooreland & Whiteland Rd, the temporary construction entrance will be closed. Once construction is completed and until the future development is completed, the entrance will change to a hard surface while waiting for it to be closed.
 - Lot 149, going to have a house and a common area for park setting
 - Paul Claire, Arbor Homes, addressed this. It was found, during platting for section 2, that the original lot 149 on the plans was twice as big as the other lots, and could be split in two. The new lot 149 is a home lot that meets all building requirements and can have the common area on the rest of the original lot 149. Common area is around 1/3 acre in size by visual comparison. S. Watson reviewed and read re-plat that was proposed and approved, and the letter documenting the approval with the condition of approval that lot 149 will be removed as a buildable lot and shall be designated as a common area for a community park. P. Claire was under the

understanding of the need to add a common area, not that the lot could not still be a buildable lot if it met the building requirements. J. Csikos also reminded that tonight's approval is for section 3, the common area and lot 149 is in section 4 and will be addressed by the town and Arbor prior to plans being presented to Planning Commission for approval of Construction Plans. Appears there is confusion on both ends on the exact wording from the re-plat approval condition and other discussions; minutes and audio will be reviewed to make sure it is correct.

- Repaving of Sawmill Road
 - P. Claire stated that Sawmill Road will be paved with section 2.
- Gary Howard made a motion to approve 16-P-04 Construction Plans for section 3 of Millstone, subject to final review of the submittal by the outside engineering consultant. Tim Brown seconded the motion.

Passed 7-0

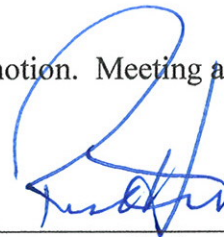
- Gary Howard made a motion to approve 16-P-04 Final Plat for section 3 of Millstone with a waiver of needing 2nd meeting for final plat approval, subject to final review of the submittal by the outside engineering consultant. Bryon Temple & Andy Marker seconded the motion.

Passed 7-0

Other Business:

- J. Csikos presented the board with information from MS4 Coordinator Rusty Snyder for the months of July & August 2016.
 - July - There were 7 permits issued, 5 inspections completed and 0 permits for single dwellings.
 - August - There were 11 permits issued, 5 inspections completed and 0 permits for single dwellings.
- JMH building update - has slab and rough in plumbing. Will be getting structural steel very soon. Water meter being installed this week also
- Looking at extending water utilities extended to interstate, meeting with IDEM this week also.
- Nothing else current to report on at this time

Richard Hill made a motion to adjourn. Byron Temple seconded the motion. Meeting adjourned at 7:42 pm.



Richard Hill, President
Whiteland Plan Commission

Passed by the Whiteland Plan Commission on this day 3rd of January, ~~2016~~ 2017

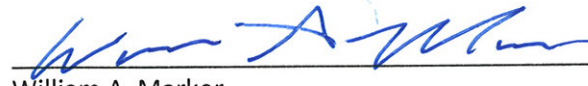
Aye



Steve Burden



Shawn A. Brock



William A. Marker



Gary Howard

Byron Temple



Tim Brown



Richard Hill

Nay

Steve Burden

Shawn A. Brock

William A. Marker

Gary Howard

Byron Temple

Tim Brown

Richard Hill

Attest:



Julia Meece