

WHITELAND PLAN COMMISSION

July 5, 2016

Gary Howard called the meeting to order at 7:00 pm

Pledge to the Flag

Roll Call:

- **Present:** Board members Andy Brock, Andy Marker, Gary Howard, Steve Burden
- **Absent:** Board members Tim Brown, Byron Temple, Richard Hill
- **Others Present:** Dan Cartwright-Community Development, Rusty Snyder-MS4 Coordinator/Building Commissioner, Joe Csikos-Planning Director, John White-Town Attorney, Julia Meece-Deputy Clerk Treasurer

Approval of Minutes:

- Gary Howard made a motion to approve the minutes from June 7, 2016. Steve Burden seconded the motion.
Passed 4-0

Old Business:

- none

New Business:

- Docket 16-P-03 Construction Plans for Millstone Subdivision, Section 2
 - D. Cartwright presented construction plans for millstone subdivision, section 2. There is a correction to the title listed on the agenda, staff report & meeting minutes from tech review. Only presenting the construction plans for approval tonight, not the secondary plat. There is also an error on dates listed in meeting minutes from tech review. It is June 16, 2016 instead of July 16, 2016.
 - Drawings of construction plans given for review. It is a continuation of section 1 in Millstone. Construction plans will take till about the end of the year to be completed. Arbor anticipates prior to the end of the year of having some homes sold for section 2 to be built there. There will also be 2 more phases to complete the project in total. May 2016 & June 2016 meetings approved the re-plat amendment. Tech review met on June 16, 2016 on the construction plans.
 - Paul Clare with Arbor homes requested approval for the construction plans in Millstone that is for 32 lots on almost 18 acres. These plans have had no changes from the re-plat amendment approved previously. All staff concerns have been addressed and resolved as needed.

- D. Cartwright pointed out the requirements from approval of the re-plat on the new construction plans. Those include -
 - A normal in/out entrance to Whiteland Road. This will change to a cul-da-sac once the rest of the sections are finished. This will also be the construction entrance will all phases are completed.
 - The corner area at Whiteland Rd & Sawmill Rd, will be deeded to the Town of Whiteland. No immediate plans for the corner, but have had talks to make it a park like setting.
 - The land that has a portion of the Vanlandingham's barn located on it will be deeded to the Vanlandinghams.
 - There is a park/common area added to the site, this is located at the previously named lot 149. The previous allotment of lot 149 was reduced to include the park/common area and lo 149 for a home to be built on. The reduced lot size of lot 149 will still meet the needed building requirements to fit a new home construction.
 - The construction plans have reinforced concrete storm pipes and will also have dimensional shingles for the new homes constructed.
 - Portion of Sawmill Rd will also be resurfaced with the completion of section 2.
- Staff recommends approval of the construction plans as presented.
- Board and resident questions/concerns include -
 - under previous understanding that lot 149 in full would be the park/common area, now it is a smaller park/common area than previously believed
 - P. Clare stated that it was finer point that was not clearly defined previously, doing these plans found that there could still be a build-able lot to meet state standards and have a park/common area there also
 - location of park is not centered for subdivision
 - there are plans of a new road in section 3 or 4 having an entrance in/out on Whiteland Rd that is not currently owned by Arbor, and that won't be for quite awhile and it would close the temporary/construction entrance in section 2
- Andy Marker made a motion to accept 16-P-03 as presented with staff recommendation. Steve Burden seconded the motion.

Passed 4-0

Building Commissioner's Report:

- R. Snyder presented the board with information for the month of June 2016.
 - There were 12 permits issued, 3 inspections completed and 0 permits for single dwellings.

Community Development Coordinator's Report:

- D. Cartwright updated the board on status of active projects -
 - Millstone will bring us more development very soon
 - There are multiple developers that are currently very interested in Whiteland. Those include a senior living developer, apartment developer, and some commercial developers.

Planning Director's Report:

- J. Csikos was introduced as the new Planning Director for Town of Whiteland.
 - He presented a brief bio of personal and work history with the town and background for his position.
- Nothing current to report.

Andy Brock made a motion to adjourn. Steve Burden seconded the motion. Meeting adjourned at 7:22 pm.

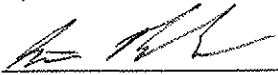


Gary Howard ~~Richard Hill~~, President
Vice president Whiteland Plan Commission

Passed by the Whiteland Plan Commission on this day 6th of September, 2016


Aye

Nay



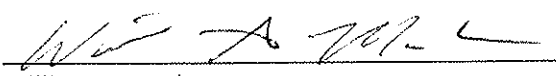
Steve Burden

Steve Burden



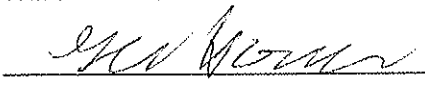
Shawn A. Brock

Shawn A. Brock



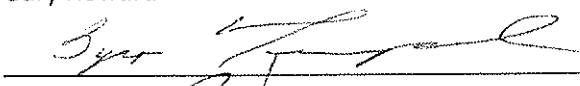
William A. Marker

William A. Marker



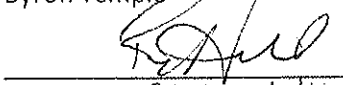
Gary Howard

Gary Howard



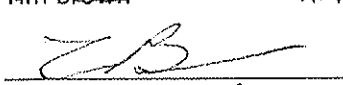
Byron Temple

Byron Temple



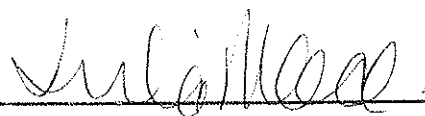
~~Tim Brown~~ Richard Hill

Tim Brown



Richard Hill ~~Tim Brown~~

Richard Hill

Attest: 

Julia Meece