

WHITELAND PLANNING COMMISSION

February 1, 2022

Commission Members

Tim Brown, Member	<u>X</u>
Eric Funkhouser, Member	<u>X</u>
Gary Howard, President	<u>X</u>
Justin Lien, Member	<u> </u>
William A Marker, Vice President	<u>X</u>
Byron Temple, Member	<u> </u>
Nathan Vrab, Member	<u> </u>

Other Town Officials Present

Melissa Fraser, Deputy Clerk, Secretary	<u>X</u>
Jim Lowhorn, Town Manager	<u> </u>
Jessie Boshell, Community Development Director	<u>X</u>
Stephen Watson, Town Attorney	<u>X</u>

Call to Order:

- G. Howard called the meeting to order at 7:00 pm

Pledge to the Flag

Roll Call & Determination of Quorum:

- Absent – J. Lein, N. Vrab and B. Temple
- Quorum requirements reached

Approval of Minutes:

- G. Howard made a motion to approve the January 4, 2022, minutes as presented. A. Marker seconded the motion. **Passed 4 – 0**

Swearing in for Public Hearing

- Completed at time 7:03 pm by S. Watson

Communications / Reports of Committee:

- None

Old Business:

- None

New Business:

- **Case 21-Z-18 Brusco Property**
 - J. Boshell made note of a notice issue that arose the notice had the time, date, and place to the Daily Journal and on the sign, but the mail notices only had the date.

- T. Brown was concerned regarding the notices, but J. Boshell stated that his contact information was on the letter and concerned citizens could and have contacted him with questions.
 - A. Marker made a motion to waive the noticing issue to move forward and G. Howard seconded the motion. **Passed 4 - 0**
 - Consideration of a rezone by Arbor Homes to rezone 72.16 acres from AG to PUD
 - Petitioner: Arbor Homes
 - Property is located northeast intersection of Emerson Ave and Tracy Rd, just east of the railroad tracks. Subject property is approximately 72.16 acres and is currently zoned AG.
 - The petitioner is seeking a rezone of 72.16 acres from AG to PUD with an underlying zoning of R-3 to construct a subdivision that would consist of 202 lots with would create Stillwater Gen PUD. Allowed uses would be single-family detached residential units with associated accessory uses. No doubles or duplexes would be allowed within the PUD.
 - The minimum lot size 7,500 square feet, minimum lot width at building 65 feet, front setback would have a variable of 22, 24 and 26 feet, side setbacks 7, 13 aggregate of 20 with minimum spacing between homes of 20 feet, rear setback 25 feet, minimum house size would be 1,210 square feet. This is comparable with the R3 development standards.
 - Petitioner is providing elevated architecture and variable setbacks that will create a nice streetscape and project.
 - The petitioner is requesting the following in lieu of the 75% requirement, a minimum of 50% of the front elevation area, excluding doors, windows and trim shall have an exterior finish consisting of brick or stone.
 - A minimum 36" wainscot of brick or stone shall be applied to side and rear elevations.
 - Siding material shall be fiber cement or other similar composite product. Vinyl siding, no less than 0.045 mm in thickness, may be used in lieu of fiber cement.
 - Staff is supportive of the proposed rezone subdivision and will fit in with the surrounding area and uses and will be complementary to the project that has been approved just north of this property in the City of Greenwood.
 - E. Funkhouser inquired if the plan is to connect all streets? J. Boshell let him know that it would be separate but will have the public right of way and will be connected.
 - G. Howard asked about entrance to the subdivision and J. Boshell stated there will be 2 entrances off Emerson Ave.
 - T. Brown asked about wastewater? J. Boshell said they are aware of what needs to be done there. The lift station in Chad-Lo will have to be carried all the way up there and they will provide a lift station on site as well. They are also aware where the water is located which is at Tracy Rd at the bus garage, they will have to take it from there with no cost to the Town. This will be a developer cost.
 - The paperwork doesn't provide it, but they are also providing an amenity for the neighborhood, playground amenity which will be comparable that is being provided by Lennar development to the north.
 - G. Howard opened the public hearing at 7:14 pm
 - Charles Russell, Entitlement Manager with Arbor Homes
 - We reviewed the Johnson County Comp Plan and they recommended this as future residential use. The site is surrounded westside and southside by existing single-family homes and to the north future single family residential and industrial uses to the northwest and south as well.
 - Looking at proposed Lennar development they received approved zoning in Greenwood late last year.

- Looking at our concept plan and what we are proposing here is 200 lots on 72 acres and as part of that we would be developing the ponds, managing stormwater onsite. We would also be providing an amenity area with a playground.
- To bring this proposed development to market we need to rezone this property from AG to PUD with R3 being designated as the underlining zoning district. Any standard that we have outlined in our PUD document would default to R3 standard.
- Norm Gabehart, OEG Consulting representing Strouse Roll-Offs
 - Strouse Roll offs is located on the eastside of the road.
 - Strouse Rolls offs is not opposed to the project but they do have some concerns and they want the Planning Commission to put in record on what there are.
 - Drainage
 - Sewer connection point and we knew that elevation that there would need to be a lift station in that area. They wanted to make sure that an accommodation or an opportunity at the connection point for them would be provided.
 - Water line easement and utility easement the Strouse's are committed to issuing appropriate easements across the front of their property.
 - Curb cuts and how close it will be to their property.
 - Acceleration and deceleration lanes and if there will be an opportunity for a turn lane in that area.
 - Sidewalks would be on the west side of the road.
 - Industrial operation and people would understand that they have been there for a long time.
 - J. Boshell stated that a lot of those concerns would be focused on the construction phase.
- G. Howard closed the public hearing 7:26 pm
- J. Boshell stated anything we would like to be added to the PUD ordinance we need to voice tonight so they can have it added and then it would go before Town Council and then they would adopt what we are asking for as part of the ordinance.
 - Deceleration and acceleration lane
 - Drainage and field tile will be addressed in the construction phase process
 - Water lines
 - Mr Gabehart expanded explanation on the water lines. It will need a loop system to maintain adequate pressure. Looping will run up on eastside of the road and move on northside of project. These items can be addressed in the construction phase. On the record the Strouse's have pledge to address appropriate easements where necessary.
- Charles Russell, Arbor Homes
 - Water and sewer we need engineers to determine specific solutions and that comes at the later stages.
 - It would be the same with the decel and accel lanes.
 - Traffic study would likely be done, and recommendations will be reviewed at the next stage.
- Traffic Study, per J Boshell the Town doesn't require but we can ask. Austin Schile, Arbor Homes, stated that would be a commitment upon the zoning approval.

- T. Brown asked if N. Gabehart will assist with this project if needed for the project and the Strouse's and he agreed.
 - G. Howard stated that if a traffic study is done, we would have need to negotiate and J. Boshell let him know if a traffic study is done, they will have to follow what is in the study.
 - T. Brown made a motion to provide a favorable recommendation conditionally upon a commitment to have a traffic study done if they get the rezone. E. Funkhouser seconded the motion. **Passed 4 – 0**
- **Case 22-Z-01 Patch Development LLC**
 - Consideration of a rezone by Patch Development, LLC.
 - Petitioner: Patch Development LLC
 - J. Boshell
 - The property is located on the southside of Whiteland Rd, west of Graham Rd directly adjacent to Saddlebrook Farms subdivision. The subject property is approximately 158.95 acres and consists of four parcels and is currently zoned AG.
 - The petitioner is seeking a rezone of the 158.95 acres to develop a mixed-use development consisting of multi-family residential, retail, light industrial and commercial.
 - As part of the petition, the petitioner has broken the property up into districts. Each district has specific allowed uses, and specific architectural standards that serve as a baseline for the buildings that will be constructed in the future.
 - The petitioner will be setting aside part of the land as open space that can be activated as a park and will also be planting streets trees throughout the development to create a tree boulevard effect.
 - The districts will be
 - District A will be reserved for the multi-family and recreational
 - District B, C and D will be commercial, light industrial and warehouses
 - District E & F will be different kinds of offices, grocery stores, retail, and restaurants.
 - Showed some examples of what the petitioner is looking at building and the layout of the property.
 - J. Boshell had a conversation with Ron Condra with Hoosier Jewelry located at the west of the development. They discussed some of his concerns for the following:
 - Trees, drainage, and lighting as a part of the PUD if we could amend or add specifics stating development be a certain distant away from his property line so it would not be creating any issues with his property and the residents living in Saddlebrook Farms as well.
 - J. Boshell state that the staff is supportive of the proposed rezone as this will provide a variety of uses that are needed in the Town of Whiteland as well as provide product types that are a need in Johnson County because of continued growth.
 - S. Watson asked for clarification on zoning if there is a default in this situation and J. Boshell responded it is based off the district and each district would be separate and that is why they broke it down to use type.
 - E. Funkhouser asked if we agree to this the petitioner cannot change anything down the road. J. Boshell stated if they want to change anything they need to get approval from the board.

- G. Howard opened the public hearing at 7:53 pm
- Eric Prime, Van Valer Law Firm on behalf of the landowners, the Horsely Family
 - Discussed the statutory law that the board must consider in advancing this proposal to the Town Council.
 - Discussed the mixed-use plan and what really is a PUD.
- Andrew Greenwood, Patch Development
 - Patch Development is a commercial real-estate development company out of Westfield, IN. We have done this type of development all over Indiana.
 - Discussed all different aspects of the development for the area.
 - Patch Development has a standard 30 feet of buffer from the project and neighbors with mounds and trees.
- Amanda Rubadue, Aspire of Johnson County
 - Gave us information on their company and how they get companies to come into the Johnson County area to develop.
- Mike Schoenberg, 2010 East 500 North, Whiteland
 - A few concerns regarding this project is drainage and the lighting.
- Ron Condra, Hoosier Jewelry, 1745 E 500 N
 - Issues regarding the project
 - Wanted to make sure that the development was aware of the county tile along with the county ditch runs along his property. He wants to make sure that he doesn't get flood out.
 - Buffer zone on the landscaping requirements along the district A and B areas.
 - Another concern is who will maintain the property if the development fails and if it is resold does it go by the same ordinances as laid out today. J. Boshell responded if they go belly up, they are required by town statute to maintain and keep up in good order. The second question if anybody comes in they will have to change the zoning again to change anything that was decided today.
 - The ponds are they going to be a clay based or put a plastic barrier to hold these ponds together. There is a huge pipe buried down there and if this would cause an issue with the ponds.
 - A. Greenwood responded that they would have the engineers review and design the pond to the specifications for the area.
 - The buffer zone has different standards for different uses for those areas. The residential area needs a bigger buffer than the other areas. During the construction plan they are discussing mounding and trees for the buffer zone.
- Mike Schoenberg, 2010 East 500 North, Whiteland
 - Wanted to know about what road improvements and entrances on Whiteland Rd. A. Greenwood responded that there would be 2 entrances with acceleration and deceleration which would be part of the detail construction plans.
- G. Howard closed the public hearing 7:26 pm

- T. Brown inquired about the 3-story apartment building and if we would have enough water and yes it would be attached to the booster station.
- A. Marker inquired about district B commercial area there would be 200 feet between the house and those buildings, what is the height of those buildings? The maximum height would be roughly 40 feet.
- S. Watson scheduled uses, block A residential is A1, block B,C, and D is I1 and E and F is C2 is the underlying zoning uses. This needs to be in the final ordinance that gets presented to the Town Council for their approval.
- G. Howard made a motion to make a favorable recommendation to the council to approve 22-Z-01 with the scheduled uses discussed, block A with a minimum 25-foot buffer with no trees or drainage in the easement in block A, and as presented for the record. E. Funkhouser seconded the motion. **Passed 4 – 0**

Other Business:

- None


Adjournment:

- G. Howard made a motion to adjourn. A. Marker seconded. Meeting adjourned at 8:30 pm

Passed by the Whiteland Plan Commission on this day 5th of April, 2022

Aye

Nay



 Tim Brown

 Tim Brown

Eric Funkhouser

Eric Funkhouser




 Justin Lien

 Justin Lien




 William A. Marker, Vice President

 William A. Marker, Vice President



 Byron Temple

 Byron Temple



 Shaun Young

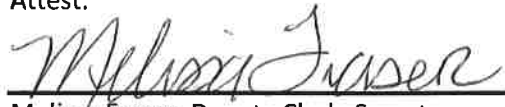
 Shaun Young



 Gary Howard, President

 Gary Howard, President

Attest:

A handwritten signature in cursive script that reads "Melissa Fraser". The signature is written in black ink and is positioned above a horizontal line.

Melissa Fraser, Deputy Clerk, Secretary

