

WHITELAND PLANNING COMMISSION

April 5, 2022

Commission Members

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

Other Town Officials Present

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

Call to Order:

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

Pledge to the Flag

Roll Call & Determination of Quorum:

- Absent – Eric Funkhouser
- Quorum requirements reached

Approval of Minutes:

- A. Marker made a motion to approve the February 1, 2022, minutes as presented. G. Howard seconded the motion. **Passed 6 – 0**

Swearing in for Public Hearing

- Completed at 7:02 pm by S. Watson

Communications / Reports of Committee:

- None

Old Business:

- None

New Business:

- **Case 22-P-03 Primary Plat – Mohr Logistics Park Phase II**
 - C. Parker – petitioner is requesting Primary plat Approval for 153.59 acres which will include 6 preliminary lots. This is located at the NW corner of Whiteland and Graham Road, extending north to Tracy Rd.

- The area mentioned (formerly known as the Bright Parcel) in the petition was annexed into the Town of Whiteland on June 29, 2006. The annexation ordinance specified that the subject property be zoned as agricultural under the Whiteland Zoning Ordinance.
- On September 12, 2019, the Town of Whiteland Redevelopment Commission added this area to the Whiteland Advancement Allocation Area.
- The petitioner is requesting approval of the primary plat that indicates appropriate right of ways and easements, along with preliminary locations of detention areas that have been oversized to help with the substantial amount of water that flows along this property and downstream into the Town of Whiteland.
- We will allow for a public hearing, but Staff Report approves this primary plat. The next steps will be to proceed with submittal of construction plans, bonding, and secondary platting if approved.
 - Petitioner: Ross Nixon, Civil Engineer with Structure Point. Gary Horn representing Mohr Capital.
 - We aren't planning any new public roadways but are dedicating additional right of ways for Graham Road. Additional right off on Tracy Rd 50ft on their side of property.
 - Zoning commitments that require berm and pond are shown on north side of road for general concept.
 - Also, some easements – drainage and utility around perimeter of property. Town requested 30 ft drainage and utility easement on south side of property line in case town wants to extend water on a future date. Most utilities are there already on east side of street, 12in water main that extends up Graham RD and have been extended as each new development is constructed. Sanitary/Sewer handled in similar fashion. Each building will tie into privately owned grinder pump and pump down into gravity sewer on Whiteland Rd. Lift station improvements been working with Town to improve to increase capacity. Project is moving forward separately.
 - Don't know exact lot configuration but will be 6 lots. Speculative lots at this point. Planned on pond locations but could change.
 - Questions from board regarding water operation on private area. Town won't have anything inside to maintain.
 - Question re berm – higher than normal requested by NW property owner with fence. Yes – berm will be honored. This will be detailed in next construction design. Need to look back at specifics on commitments made regarding this. Other neighbors had items to discuss re this also.
 - S. Watson looked back at ordinance docs - Exhibit B. Boundary lines on W and NW property line – buffering of berm should be 6ft high. 1 large deciduous tree or 2 coniferous trees should be planted every 30 ft. Developer should consult property owners to address said buffering. No conversations have been had as it's not shown on primary plat. As they move forward, discussions will be had.
 - B.Temple questioned trucks traveling on Graham and Whiteland Rd.
 - Public hearing opened by G. Howard at 7:16pm and closed at 7:17pm.
 - G. Howard made a motion to approve primary plat. Seconded by A. Marker. **Approved 6-0**

Other Business:

- None

Adjournment:

- G. Howard made a motion to adjourn. A. Marker seconded. Meeting adjourned at 7:20 pm

Passed by the Whiteland Plan Commission on this day 21 of JUNE, 2022

Aye

Nay

Tim Brown

E.W. Brown

Tim Brown

Eric Funkhouser

Eric Funkhouser

Eric Funkhouser

Justin Lien

Justin Lien

Justin Lien

William A. Marker, Vice President

William A. Marker

William A. Marker, Vice President

Byron Temple

Byron Temple

Byron Temple

Shaun Young

Shaun Young

Shaun Young

Gary Howard, President

Gary Howard, President

Attest:

Melissa Fraser

Melissa Fraser, Deputy Clerk, Secretary

