

WHITELAND PLANNING COMMISSION

June 21, 2022

Commission Members

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

Other Town Officials Present

Melissa Fraser, Deputy Clerk, Secretary	X
Jim Lowhorn, Town Manager	_____
Carmen Parker, Community Development Director	X
Stephen Watson, Town Attorney	X

Call to Order:

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

Pledge to the Flag

Roll Call & Determination of Quorum:

- Absent – Tim Brown
- Quorum requirements reached

Approval of Minutes:

- G. Howard made a motion to approve the April 5, 2022, minutes as presented. A. Marker 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-05 Primary Plat – Gateway at Whiteland**
 - C. Parker – petitioner is requesting Primary plat Approval for 163.93 acres which will include 15 preliminary lots. This is located at the SW corner of Whiteland and Graham Road.

- Rendering included in staff report to include various blocks, as well as easements and right of ways which are part of primary plat.
- This property was rezoned in February of this year, from agricultural to planned unit development.
- The petitioner provided a conceptual for this mixed unit development that consists of multi-family residential, retail, light industrial, and commercial.
- We held a tech review, internally, to verify that it meets our guidelines. An outside engineer also reviewed as well. It does require a public hearing and planning commission would like consideration for approval. Next steps are construction plan approval, bonding, secondary planning of final plat. Staff recommends that advisory plan commission approve the preliminary plat application for The Gateway at Whiteland planned development.
 - Petitioner: Seth Anderson, Andrew Greenwood with Patch Development. Jordan Baker, Civil Engineer with American Structurepoint.
 - Public hearing opened by G. Howard at 7:06pm and closed at 7:08pm.
 - J. Lien asked clarification on location
 - G. Howard asked about a traffic study – not been done.
 - C. Parker – Traffic study not needed. Acceleration and deceleration lanes into development and turn lanes at the appropriate entrances – 2 along Whiteland Rd and 1 along Graham.
 - G. Howard asked about drainage issues. C. Parker stated not that this would cause. They are actually doing a little more to alleviate some of the concerns on the east side of Graham and SE corner of Whiteland Rd and Graham.
 - E. Funkhouser asked about entrance off Graham. Yes – after round-a-bout.
 - S. Watson asked about confirmation of accel and decel lanes – call for passing blister? There will be a left turn lane just into park from Whiteland Rd - over 100ft.
 - J. Lien mentioned Earlywood for interstate ramp – for future traffic.
 - G. Howard mentioned buffer zones. All taken care of.
 - S. Watson – clarification on plat recommendations vs approvals
 - G. Howard made a motion to approve primary plat. Seconded by A. Marker. **Approved 6-0**
- **Patch EDA – Plan Commission Determination of a Declaratory Resolution**
 - S. Watson – Redevelopment commission took action to start process of separating property into its own TIF district. 5 step process to change or create new TIF district. 2nd step is to provide plan commission declaratory resolution to ensure consistency.
 - On record – discussion between Patch Development and Town – 163 acres includes apt, retail, commercial. New area 7,8,9,10,11,12. Apts and retail would stay in current TIF district.
 - G. Howard made a motion to approve proposed order. Seconded by A. Marker. **Approved 6-0**

Other Business:

- None

Adjournment:

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

Passed by the Whiteland Plan Commission on this day 2nd of August, 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:



Melissa Fraser, Deputy Clerk, Secretary

