

# WHITELAND PLANNING COMMISSION

December 6, 2022

## Commission Members

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

## Other Town Officials Present

Melissa Fraser, Deputy Clerk, Secretary	<u>  X  </u>
Jim Lowhorn, Town Manager	_____
Carmen Young, 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 – T. Brown and B. Temple absent
- Quorum requirements reached

### Approval of Minutes:

- G. Howard made a motion to approve the November 1, 2022, minutes as presented. J. Lien seconded the motion. **Passed 4 – 0 - 1; 1 Abstained**

### Swearing in for Public Hearing

- Completed at 7:02pm by S. Watson

### Communications / Reports of Committee:

- None

### Old Business:

- None
  - C. Young stated New Business items were put under Old Business on agenda.

### New Business:

- **Case 2022-P-20 – Waiver from Subdivision Platting Standard**
  - This petitioner is requesting a waiver from the subdivision platting standard so that the Parcel ID# 41-05-21-011-087.000-028 can be subdivided into 2 separate parcels.

- The subject property is generally located at 40 & 42 Grassyway Ct which is located in the Grassy Creek Estates Section 2 Lot 28.
  - The petitioner has provided public notice in accordance with Municipal Code and Indiana State Code, including mailings to adjoining property owners, advertisement in the Johnson County Daily Journal, and a “Public Notice” sign placed at the property site.
  - C. Young read through comments and findings.
  - Staff recommends APPROVAL OF A WAIVER to allow for the subdivision of Parcel ID# 41-05-21-011-087.000-028 into 2 separate parcels as identified in the survey dated August 3, 2022.
  - Public hearing opened by G. Howard at 7:07pm
  - Petitioner – K. Hardin. 761 Oak Meadows Lane, Greenwood. He stated not a lot further to add beyond what C. Young stated. It was designed to be a double unit; some have already split. It makes it easier to sell one side or the other. Thank you for your consideration.
  - G. Howard closed public hearing at 7:10pm.
  - A. Marker made a motion for favorable recommendation to Mr. Hardin. G. Howard seconded.
  - **Passed 5-0**
- **Case 2022-P-21 – Waiver from Subdivision Platting Standard**
    - This petitioner is requesting a waiver from the subdivision platting standard so that the Parcel ID# 41-05-21-011-104.000-028 can be subdivided into 2 separate parcels
    - The subject property is generally located at 60 & 62 Grassyway Ct which is located in the Grassy Creek Estates Section 2 Lot 26.
    - C. Young read through comments and findings.
    - Staff recommends CONDITIONAL APPROVAL OF A WAIVER to allow for the subdivision of Parcel ID# 41-05-21-011-104.000-028 into 2 separate parcels once an engineer survey is presented to the Town’s legal counsel for final approval.
    - Public hearing opened at 7:15pm by G. Howard.
    - Petitioner – Jodie Grube. 60 Grassyway Ct. Mother and I purchased together but are looking to be able to sell separately if we need to someday.
    - G. Howard closed public hearing at 7:16pm
    - G. Howard made a motion for conditional approval of waiver pending engineer survey, including adopting staff report as findings of fact. A. Marker seconded.
    - **Passed 5-0**
- **Unified Development Ordinance (UDO)**
    - C. Young - our comprehensive plan is from 2011. There is something new called a UDO which encompasses comprehensive plan, subdivision control ordinance, and zoning ordinance.
    - We met with engineering firm which gave us a couple of options. Full blown UDO option all together at \$70,000 OR we could piece meal it and look at items that needs addressed quickly. We’ve done more of an ala-cart for now and are starting with zoning. Engineer is looking through what we have and laying out some preliminary info. We are hoping to qualify for a \$50,000 OCRA grant. It is income based and traditionally our median income base is higher than what OCRA would allow. We can do an income survey to give it a try to see if we qualify. 40-50 homes were selected randomly to receive the survey to complete and send back. 2 opportunities to collect the information to qualify.
    - IF we don’t qualify then we can’t submit for the grant. Trying to save some money by doing this but if not, we have collected sufficient dollars in permitting over the last couple of years to go ahead and move forward. We will be putting together group, as required, to update ordinance.
    - G. Howard asked how Plan Commission would be involved. S. Watson stated that since this is replacing current ordinances, all of those require Plan Commission’s recommendation to Town Council.

**Other Business:**

- None

**Adjournment:**

- G. Howard made a motion to adjourn. J. Lein seconded. Meeting adjourned at 7:25 pm


Passed by the Whiteland Plan Commission on this day 7<sup>th</sup> of February, 2023

Aye

Nay

  
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Tim Brown

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Tim Brown

  
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Eric Funkhouser

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Eric Funkhouser

Justin Lien

Justin Lien

  
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William A. Marker


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William A. Marker

  
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Byron Temple, Vice President

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Byron Temple, Vice President


  
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Shaun Young

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Shaun Young

  
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Gary Howard, President

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Gary Howard, President

Attest:

  
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Melissa Fraser, Deputy Clerk, Secretary

