

WHITELAND PLANNING COMMISSION

February 7, 2023

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> 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 Young, Community Development Director	<u> X </u>
Daniel Paul, 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 – J. Lien
- Quorum requirements reached.

Swearing in of Planning Commission members.

Annual Reorganization of the officers: Reappoint President - G. Howard, Vice President – A. Marker

- A. Marker made a motion to approve the reorganization and reappointment of the President and Vice President. T. Brown seconded the motion.
- **Passed 6-0**

Approval of Minutes:

- A. Marker made a motion to approve the December 6, 2022, minutes as presented. G. Howard seconded the motion.
- **Passed 4 – 0; 2 Abstained**

Swearing in for Public Hearing

- Completed at 7:05pm by M. Fraser

Communications / Reports of Committee:

- **None**

Old Business:

- **None**

New Business:

- **Case 2023-Z-02 – Gradison Development – Revise Conceptual Plan**
- This petitioner is requesting modifications to the Planned Unit Development conceptual plan that was approved in August 2022.
 - C. Young talked through staff report. In August 2022, the property was rezoned as a Planned Unit Development (PUD) with (83) single family lifestyle villas and (37) single family detached homes.
 - Redwood Development and Gradison worked on a partnership with the retention pond. They are going to share the use of the pond. This allowed Gradison to have more lots.
 - The developer is proposing to increase the number of single-family lifestyle villas from 83 to 92 units. In addition, they have increased the minimum lot area from 6,760 sf to 7,150 sf.
 - There are 4 lots, of the single family detached, on south side of this property, that get close to the water tower. It won't be able to hit the 140ft lot depth, it will be slightly reduced.
 - Staff recommends that a **FAVORABLE** recommendation be forwarded to the Town Council to approve the revised and restated concept plan for Briar Creek.
 - D. Paul opens public hearing.
 - A. Mears – Gradison Development – restated desire for PUD modifications.
 - G. Howard closed public hearing.
 - A. Marker made a motion to accept staff report with the modifications for Case 2023-Z-02. G. Howard seconded motion.
 - **Passed 6-0**
- **Case 2023-P-01 – Briar Creek Section 6 Primary Plat**
- This petitioner is requesting Primary Plat Approval for 55.933 acres which will include 129 lots.
 - C. Young talked through staff report. Request is for 92 Single Family Villas and 37 2 Single Family 2 story
 - A Technical Review Committee meeting was held on December 20, 2022. Comments from Town Staff and outside engineer review were minimal with the following requests: updated legal description and plot plan to reflect orphan ground between the Gradison and Redwood developments, clarification of variable drainage and utility easement on Town property, and PUD conceptual plan revisions.
 - Staff recommends that the Advisory Plan Commission **CONDITIONALLY APPROVE** the preliminary plat and master plan application for Briar Creek Section 6 with the following conditions: 1. Pending Town Council approval of revised and restated PUD Conceptual Plan. 2. Any covenants and restrictions applicable to the Town's property must be expressly approved by the Town Administration in writing. 3. An easement and maintenance agreement in place on the use of the Town's property for stormwater runoff into a retention pond.
 - A. Marker asked if the Town Administration will make final decision or will it go through Plan commission and Town Council for approval process?
 - C. Young said not sure we have to plat or have development plan review for Town property, but if there's Town departments that want to have input, we would make sure its discussed.
 - A. Marker asked A. Mears (Gradison) about access road not being depicted on Plat
 - A. Mears said they were asked to remove the triangle piece of property from his PUD, but they are committed to putting it where the Town wants it.
 - A. Marker asked about property line, underbrush next to property line that connects to sewer plant. Would Gradison be ok removing that so that it can be mowed. A. Mears – yes, we will take care of that.
 - G. Howard opens and closes public hearing.
 - G. Howard makes motion for favorable approval for 2023-P-01, subject to conditions stated in staff report. E. Funkhouser seconded the motion.
 - **Passed 6-0**

• **Approval of Exclusion of Residential Parcels**

- D. Paul - Portions of TIF district that have parcels that are currently being developed that need to be excluded from the TIF district.
- Resolution 2022-05 - identifies the specific lots to be excluded.
- G. Howard made motion to approve Resolution 2022-05. A. Marker seconded.
- **Passed 6-0**

Other Business:

- None

Adjournment:

- G. Howard made a motion to adjourn. S. Young seconded. Meeting adjourned at 7:29 pm

Passed by the Whiteland Plan Commission on this day 2nd of MAY, ~~2022~~ 2023

Aye

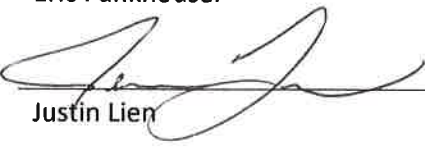
Nay

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

