

WHITELAND PLANNING COMMISSION

June 6, 2023

Commission Members

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

Other Town Officials Present

Melissa Fraser, Deputy Clerk, Secretary	<u> X </u>
Town Manager	<u> </u>
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 7:02pm

Pledge to the Flag

Roll Call & Determination of Quorum:

- Absent – T. Brown
- Quorum requirements reached.

Approval of Minutes:

- G. Howard made a motion to approve the May 2023 minutes as presented. B. Temple seconded the motion.
Passed 4 – 0 - 2

Swearing in for Public Hearing

- Completed at 7:03pm by S. Watson

Communications / Reports of Committee:

- C. Young gave update on the submission of a Planning Grant to OCRA. We will find out in August if we will receive that. We are working with Kleinpeter Consulting, and it will hopefully be approved at the next Town Council meeting for them to work with us on applying. If we get the Grant, they get paid. If not, we don't owe them anyway. If we do get the Grant, we will be putting together a committee.

Old Business:

- None

New Business:

- **Case 2023-Z-09 – Patch PUD Amendment**

- The petitioner is requesting modifications to the Planned Unit Development conceptual plan that was approved in February 2022. Subject site is located on the south side of Whiteland Road, West of Graham Road directly adjacent to the Saddlebrook Farms subdivision.
 - C. Young discusses Staff Report
 - Patch Development is requesting an amendment to their original PUD, specifically for Blocks B & C. The original intent for Block B was to be industrial in use and to include at least (2) industrial warehouse buildings not to exceed 150,000 sf. The petitioner would like to remove Block B and expand Block C which would allow for a building expansion to 1,100,000 sf.
 - The setback will actually be further back from property line. The proposed would be 400 ft away from the property line instead of 200 ft. Buffering of trees will remain.
 - Square footage stays the same, it will now just be all under one roof instead of 3 separate buildings.
 - Staff recommends that a FAVORABLE recommendation be forwarded to the Town Council to approve the first amendment to the Patch Whiteland PUD.
 - G. Howard opens the public hearing at 7:08pm.
 - A. Greenwood, Patch Development – We’ve seen a shift in the market to the desire for a larger building. We actually have 2 folks talking to us about it right now. Same square footage, better setback, and meets all criteria originally proposed.
 - G. Howard asks if they are just adding onto the original building.
 - A. Greenwood – we originally had the ability to add on, making it 800,000 square feet and this is adding another 300,000. Making the proposed 3 buildings, all 1 building. 1.1million square feet.
 - S. Watson – technical questions – Pg 3 the last paragraph – asks that it be changed to include Zoning Ordinance and Subdivision Control Ordinance as in the original PUD. Also exclude legal description when goes to Town Council, as it is the same as original PUD. Lastly, in Exhibit B&C no need to include the statement “see attached document”, as the image will replace what is in original.
 - A. Marker asked about other blocks and if they would remain the same size. A. Greenwood stated yes, we are not amending anything further.
 - G. Howard stated block A looks bigger. A. Greenwood stated that is the area for the apartments and park/life safety building. That has now been clarified with actual acreage needed for it.
 - G. Howard closed the public hearing at 7:16pm.
 - G. Howard makes motion to give favorable recommendation with modifications that have been discussed. A. Marker seconded the motion.
 - **PASSED 6-0**
- **Case 2023-AO-10 – Zoning Text Amendment**
- Requesting revisions to the Town of Whiteland Zoning Code and Subdivision Control Code to Authorize Development Requirements for Right of Way Dedication, Improvements to the Public Thoroughfare System and Barriers Around Bodies of Water and Other Hazards.
 - C. Young discusses staff report.
 - This is basically to formalize the items we are asking developers to do, to put in our list of requirements required to develop in the Town of Whiteland.
 - Proposed code revisions: Added verbiage related to the installation of trails and Requirement for a traffic impact analysis, roadway improvements & dedication of right-of-way, safety barriers along bodies of water.
 - The biggest thing with the traffic impact analysis is that it will give the authority to require it.
 - The one key point is that if anyone is going to develop along the public right-of-way or roadway that it would include, without limitation, for reconstruction or widening of existing streets, and/or construction of deceleration lanes, acceleration lanes, passing blisters, or other improvements to the public thoroughfare system.
 - Staff recommends that a FAVORABLE recommendation be forwarded to the Whiteland Town Council to approve the zoning text amendments presented in the staff report amending the zoning code and subdivision control code to authorize development requirements for right of way dedication, improvements to public thoroughfare system, and barriers around bodies of water and other hazards.
 - S. Watson – Original ordinance is 2023-07. Ordinance amends both Zoning Ordinance and Subdivision Control Ordinance.

- G. Howard asked about trails on private property. S. Watson stated unless there is an easement, you would have to pay for whatever private property used for trail.
- G. Howard opens public hearing and closes public hearing.
- C. Young stated we are actually looking at merging Zoning Ordinance and Subdivision Control Ordinance into a Unified Development Ordinance which will help eliminate differences so that they do not conflict.
- G. Howard makes motion for a favorable recommendation of Zoning Text Amendment. A. Marker seconded the motion.
- **PASSED 6-0**

Adjournment:

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

Passed by the Whiteland Plan Commission on this day 13th of August, 2023.

Aye

Nay





Tim Brown

Tim Brown



Eric Funkhouser

Eric Funkhouser

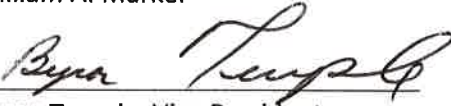


Justin Lien

Justin Lien

William A. Marker

William A. Marker



Byron Temple, Vice President

Byron Temple, Vice President



Shaun Young

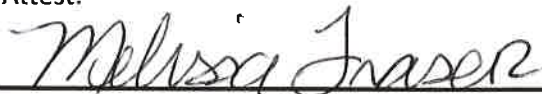
Shaun Young



Gary Howard, President

Gary Howard, President

Attest:



Melissa Fraser, Deputy Clerk, Secretary

