

# WHITELAND PLANNING COMMISSION

April 2, 2024

## Commission Members

## Other Town Officials Present

Gary Howard, President	<u>    X    </u>	Melissa Fraser, Clerk Treasurer, Secretary	<u>    X    </u>
Byron Temple, Vice President	<u>    X    </u>		
Eric Funkhouser, Member	<u>          </u>	Carmen Young, Director of Administration	<u>          </u>
Justin Lien, Member	<u>    X    </u>	Shaun Young, Director of Operations	<u>          </u>
William A Marker, VP	<u>    X    </u>	Billy Patrick, Building Commissioner	<u>    X    </u>
Conrad Golbov, Member	<u>    X    </u>		
Shaun Young, Member	<u>          </u>	Stephen Watson, Town Attorney	<u>    X    </u>

### Call to Order:

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

### Pledge to the Flag

### Roll Call & Determination of Quorum:

- Absent – Eric Funkhouser & Shaun Young
- Quorum requirements reached

### Approval of Minutes:

- A. Marker made a motion to approve the 3/5/24 minutes as presented. J. Lien seconded the motion.  
Passed 5-0

### Communications / Reports of Committee:

- NA

### Old Business:

- NA

### New Business:

- **Case 2024-Z-04 – Ordinance Amending text of Stillwater Glen PUD**
  - Petitioner: Adam Mears/Gradison Development
  - Request: An ordinance amending the text of the Stillwater Glen PUD Ordinance
  - Proposal: The petitioner is requesting a text amendment to the Stillwater Glen Planned Unit Development ordinance that was passed on March 8<sup>th</sup>, 2022, and adopted as Ordinance 2022-04. Property located at 600 N/Tracy Rd and Emerson Ave.
  - B. Patrick discussed the Ordinance that was amended and approved by the Town Council on March 12<sup>th</sup> and specific changes that were approved. A written statement from the Town Council explaining reasonings was provided to the Plan Commission. By statute the amended Ordinance must come back to the Plan Commission for further consideration. If the Plan

Commission approves or fails to act within 45 days, then the ordinance stands as passed by the Town Council. If the Plan Commission disapproves the amended ordinance, the action of the Town Council approving the amended ordinance stands but only if approved by another vote at Town council within 45 days. If the Town Council fails to confirm its action, the ordinance is defeated.

- B. Patrick discussed the updated staff report and staff recommends the Commission forward a favorable recommendation to the Town Council
- A. Marker asked if the variations discussed last month were the same in the current report. B. Patrick stated yes.
- C. Golbov asked if the condition that 3 car garages would not be allowed was included as he did not see it in the amended ordinance. B. Patrick stated it was not addressed to the Town Council. S. Watson stated he didn't believe a 3-car garage could be allowed on an easement anyway. B. Patrick stated he would not issue a permit where a permanent structure imposed into the easement.
- M. Gradison (Gradison Development) discussed and presented the information in the PowerPoint that was provided to the Town Council.
- G. Howard mentioned hardie board (which he has on his home) looks really good.
- C. Golbov asked about the buffer along the railroad.
- A. Markers asked if buffering was discussed at this stage, because if so, his concern is regarding buffering along the street. B. Patrick stated that will be discussed at the plat review.
- J. Lien asked about traffic at the intersection of Emerson & Tracy Rd. B. Patrick stated, as of now, no proposals have been made to improve that intersection.
- S. Watson referenced the commitments from the 2022 original PUD ordinance, and it includes a traffic study. B. Patrick stated that would still be in effect, but no plans yet for it.
- S. Watson stated that any motion to pass it would need a favorable vote of 4 due to Plan Commission being a 7-member board.
- J. Lien stated that the roads to connect the north housing addition in Greenwood are shown
- A. Marker stated he feels the same as he did before. C. Golbov agreed.
- A. Marker stated that three years ago standards were put in place to guide their decisions. There are situations where they would vary from those standards, if it's deemed necessary, but this is asking to basically undo all the standards put in place. To ask for a variation of almost all of the standards, this would be a no for him.
- G. Howard stated that the first PUD was approved, and this one is closer to what is wanted than the original PUD.
- A. Marker stated he felt this wasn't even close to the homes we want. He gets the market – the market is the most square footage with the least amount of amenities. He doesn't feel we have to fill every void in this town with homes. He's looking at this as a homeowner and doesn't agree to build these huge starter homes, when we have plenty of older starer homes already in this town.
- G. Howard stated he wasn't sure homes starting at \$300,00 were starter homes. A. Marker stated its \$150,000 home 10 years ago. A 3000 sq ft starter home with 5 bedrooms. He understands they'll sell like hotcakes and if he was Mr. Gradison, he'd be doing the same thing. But he said he just doesn't see putting homes in places to fill the void. It's been undeveloped for a long time and there's nothing to say it must be done today. And he's not sure it matters because if voted against unanimously, the Town Council makes the decision and they have already voted yes.
- C. Golbov stated that what resonated with him last time was that we will take standards put in place for a good reason and if we bring it down for a momentary reason, it will have an impact on this decision and any decision that follows for the next PUD.

- G. Howard stated the standards have not been brought down from the last PUD that was approved. Hardie board is a much better siding than vinyl. Compare Briar Creek with Millstone and all the problems that were had with vinyl warping and falling off. He feels this is a much better situation.
- C. Golbov agreed- hardie board is much better than vinyl siding. He prefers having a variety of materials for a house, not just for the front with brick or stone, but another material on the other sides of the home too. When he drives through a neighborhood and all 4 sides are either vinyl or hardie board, it doesn't make him feel like a place he'd like to live.
- G. Howard stated that the setbacks are better than the old PUD.
- J. Lien stated he preferred a shorter staggered setback. He feels the Ryan Homes at University Park in Greenwood look terrible. They have no variety and look like a wall of massive structures. The other thing he wanted to mention was that there are other subdivisions that are still undeveloped. As it stands right now, the high school doesn't even have enough lockers to accommodate their students now and we're talking about another subdivision that we must have.
- G. Howard made a motion to approve the amended Ordinance 2024-Z-04 back to the council. B. Temple seconded the motion.

**Motion did not pass 3-2**

- A. Marker made a motion to give an unfavorable recommendation of the amended Ordinance 2024-Z-04. C. Golbov seconded the motion.

**Motion did not pass 3-2.**

- S. Watson explained that this would be effectively taking no action and after 45 days the ordinance would stand as passed by the Town Council unless another motion was brought forward.
- M. Gradison stated he would prefer something be decided upon and would prefer a 4-1 vote and be sent back to Town Council for a vote next week.
- A. Marker made a motion to disapprove of the amended Ordinance 2024-Z-04. C. Golbov seconded the motion.

**PASSED 4-1**

**Other Business: N/A**

**Adjournment:**

- G. Howard made a motion to adjourn at 7:40 pm.

Passed by the Whiteland Plan Commission on this day 7<sup>th</sup> of May, 2024

Aye


Nay

  
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Gary Howard, President

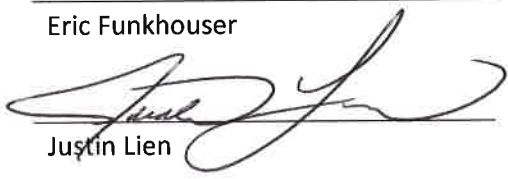
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Gary Howard, President

  
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Byron Temple, Vice President

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Eric Funkhouser

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Justin Lien

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William A. Marker

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Conrad Golbov

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Conrad Golbov

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Shaun Young

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Shaun Young

Attest:

  
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Melissa Fraser, Clerk Treasurer