

WHITELAND PLANNING COMMISSION

April 6, 2021

Council members present

Richard Hill, President	X
Gary Howard, Vice President	X
Tim Brown, Member	_____
Eric Funkhouser, Member	_____
Justin Lien, Member	x
Andy Marker, Member	x
Josh Wade, Member	x

Other town officials present

Jennifer Brooking, Deputy Clerk (Secretary)	X
Kevin McGinnis, Town Manager	X
Carmen Parker, Community Development Director	X
Stephen Watson, Town Attorney	X

Call to order:

Richard Hill called the meeting to order at 7:00 p.m.

Pledge to the flag

Roll call – Tim Brown and Eric Funkhouser absent

Approval of Minutes:

G. Howard made a motion to approve the minutes from the March 2, 2021 meeting. A. Marker seconded the motion.

Passed 5-0

Old business:

- None

New business:

- S. Watson swore in the public located inside the council chambers and stated the resident's outside will be sworn in later on a case-by-case basis.
- C. Parker presented Case 21-Z-09. The petitioner is Mohr Development. The petition is wanting to rezone approximately 156 acres from the Town of Whiteland AG to I-1 Industrial.
- C. Parker presented the history of the case and wanted to draw attention to Community Assessment, Section A (Assets) Land and pointed out the Goals of the Future Economic Development Growth.
- C. Parker presented the Statutory Criteria, read the Comments and Findings, and also read the Staff response to all requested zoning changes.
- C. Parker stated that Staff recommends the Commission forward a Favorable Recommendation to the Town Council.
- S. Watson stated the time limit for each public attendee was 2 minutes long.
- Matt Price, the attorney for Mohr Development, passed out a presentation to the Commission for review. Stated he was here with Gary Horn from Mohr development.
- M. Price presented that the parcel is known as Bright Farms and it contains 5 tax parcels making up 156 acres. Stated the east was rezoned through the annexation process south of Tracy Road and west of Graham Road.
- M. Price presented the map and the annexations. Stated that Mohr Development discovered that the council was concerned about it being built up too much and too fast. Stated that there was a market for the proposal, but Mohr Development decided to hit the pause button because felt like the parcel

was the key component for the master plan. M. Price also stated the rezoning would fulfil the comprehensive plan for town.

- Mohr Development thought that would allow us to witness the way the Cooper Tire building looks and how work well they work with town. They would live up to commitments and it gave them an opportunity to show they keep their word. Cooper tire class A State of the Art building and there is increasing demand for these companies because they provide a critical function and are deemed essential services.
- M. Price stated the clientele is many commonly known names in American business and they are actively competing to bring businesses to Whiteland.
- M. Price stated that Indianapolis is the type of city that the building needs to exist before they will come and there is sustained demand for this type of land use.
- M. Price stated that the need for warehouses is in demand and it is increasing because retailers supply need is immediate.
- M. Price stated that a NAIOP Research Study was done to identify the absorption rate of 315 million square feet, net of what is existing today. We feel the response in macro-economic changes occurring and permanent disruption of the supply chain and due to increased usage of ecommerce. Also stated that Indianapolis is key to the business climate in Whiteland and it offers an attractive location.
- M. Price stated the Bright Farms parcels were added to the Office-Industrial sub-area in 2020, however, no vote was taken at the council meeting.
- R. Hill inquired how long before the building would be occupied and asked about the number of jobs that it would stimulate for our economic growth.
- M. Price responded that if we build the building then the people will come, but they want to see the building first. He also stated that jobs are dependent on the number of employers in the building. It could range from a couple of employees to hundreds of employees. He stated that the competitive advantage of this building is that the building can be subdivided into many offices or it can be one large employer.
- G. Howard questioned if the building would be developed before the BrightFarms area.
- G. Horn stated it is in Phase 1 land and that they just broke ground on lot 9. They plan to break ground within 60 days so both buildings will be on market.
- G. Horn stated that they have already had conversations with potential tenants.
- G. Howard inquired how the building would be accessed? What road would be used?
- M. Price stated that it would drop down of Bob Glidden They are in discussion with the Town on the roundabout. Brightwell, whomever purchases the land would be dedicating the right of way.
- A. Marker questioned if they could connect roads once required and using roundabouts or extending roads.
- R. Hill asked about the buffering concerns and would this be for all of the new buildings?
- G. Horn stated a substantial buffer with a 12-foot berm, retention ponds, and landscaping would be used.
- A. Marker questioned the buffer set at 100 feet? Would Mohr Development commit to doing a berm on the other side for future buffering?
- A. Marker questioned about the berm on Tracy Road and asked how many feet it would be.
- G. Horn stated it is more geared to height not so much width but will probably 80-foot range for berm and will be putting in a retention pond also.
- G. Horn stated he doesn't know the exact width, but will probably be around 80 feet.
- R. Hill asked if this would be similar to the FedEx berm in Greenwood?
- G. Horn stated it would be similar in nature, but he doesn't know how tall the FedEx berm is
- A. Marker read what is committed for berm and pond? 200 foot is including retention pond'
- J. Wade inquired if the traffic impact study has been done?
- M Price stated the Town discussed requiring a study done under those commitments.

- R. Hill asked Carmen Parker if that had been requested yet and what were the findings?
- C. Parker stated that it had not officially been requested and she can't speak for the town as to if they would require the study to be done.
- G. Howard inquired if the traffic study would be accurate if we don't know who the tenants would be.
- G. Horn stated that it would not be accurate
- C. Parker stated it can it be stimulated and predictions can be made
- G. Howard asked about using a bypass because you can't see truckers using Tracy Road
- J. Wade stated that Tracy Road truck traffic is a huge concern and questioned if they would be working on how to relieve the truck traffic off of Tracy Road. He also stated that the problem with Tracy Road is when they get to the end of the road the trucks have no option except to turn around.
- 7:42 pm-open public hearing
- R. Hill asked the public to raise their hand to speak, once called on to step up and speak in orderly fashion.
- Matt Stephenson-1968 E 600 N.
 - Stated he is not a town resident, but he is speaking for the Johnson's. Stated he noticed the word rezoning used a lot. He requested that the Plan Commission NOT provide a favorable request.
 - He stated that people like to live in houses like his because there are very few options in Whiteland for a larger house with land. He is glad to see the town is growing, but the long-term residential uses should not be approved unless the county believes they have the capacity to absorb the growth.
 - He states that the highest and best use of this property is I1 land. He doesn't want more truck traffic in this area. He also stated that he appreciated all of the questions that the Plan Commission asked the developer.
- David Ebeyer-3130 E 700 N.
 - Stated he wants extra minutes because he's speaking for more than just himself and stated he has been in real estate for 36 years.
 - Stated the average price of a Greenwood home is \$240K. The average household income \$50K+. We can afford \$190K and we need good quality homes and schools. We need to get our mind set out of warehouses. Stated that we are short selling ourselves.
 - David questioned what's going on in Whiteland? Who's in bed with these people? David then stated he has called New Whiteland, Franklin, Whiteland, and Greenwood police department about- how many semis park on the interchanges? We've created a monster agriculturally and there is plenty of room for more nice homes in the Whiteland area.
- Mary Atkins-6084 N Graham Rd.
 - Mary stated she sent a letter and it is in their packet of information they received. Her profession is a civil engineer.
 - Stated that the comments related to zoning ordinance need to be redone. She stated the town needs to update the zoning ordinance for developers to have a better understanding.
 - Stated there are problems with traffic and was glad to start development and then pause because they can see the traffic problems. She encourages the town to require traffic impact study and to build the roads first, then build the buildings or infrastructure. Stated the Plan Commission should delay the decision to plan what needs to be done for traffic patterns.
- Nick Hunter-3114 E 700 N
 - Stated he wasn't aware of the open house and questioned how were people notified about the meeting?
- C. Parker responded that they sent letters to those that were statutorily required to receive it

- N. Hunter stated that there was an untruth coming from Mohr Development. He suggested to pause on the building and then Mohr can prove it again. He suggested they may have more of an open mind, but right now they are getting conflicting information from other parties.
- Brian Sutherland-5168 N Graham Road.
 - Stated he lives in the house across the street from Cooper Tire and approximately 6 months ago he approached Norm Gabehart and told him that eight homes would be willing to sell if the town was willing to buy them. He also stated that the town already has a road and that it was Graham Road and we don't need to build one. States that the future is up in the air by not helping become an industrial park is not fully developed and allows the Town to have funds for infrastructure improvements. Stated that delaying the project delays the infrastructure. He says let's finish what we have started.
- David Wood-1883 E 600 N.
 - Stated that he was born and has lived in the same house that he still lives in today. He is worried about only x amount of people within a certain amount of radiance. States it is still not cool and is selfish to think that way. Questioned what kind of barriers would be around property because he feels like Cooper Tire is in his backyard.
- Roger Brouse-5304 N Graham Road.
 - He stated that when Cooper Tire was first proposed that he participated with the developer closely. Stated that the primary construction entrance is off of Graham Road, which is the only road in and out for all traffic and construction traffic.
 - Stated that the average person has lived here at least 30 years and can't see sunrise anymore. States that are livable but without the traffic. Suggested that could all be bought out or put a road in so truck traffic doesn't only have to use Graham Road.
- Debra Wood-2521 E 500 N
 - Stated that Cooper Tire is not neighborhood friendly and has not been open with any of the neighbors. Stated that the yards are a disaster and they have not put grass in and that they used their topsoil. States it is a 24/7 light show and there are two sinkholes and when trucks go through it shakes her house. Stated the developer does nothing for them and that the town didn't think of them at all.
- S. Watson swears in Heather Stone -1767 E 600 North.
 - H. Stone states she can't get mail. States that trucks go by constantly especially the truck traffic off of Whiteland Road. Worthsville Road development is not thinking about people who moved here for the country feel. The noise and lights are ridiculous. She states that her property sets 2 acres back and they have 38 acres behind them and they can still hear 65 traffic. When we the people leave the only thing left in Whiteland will be warehouses.
- Matt Price's Rebuttal
 - Stated they are aware of existing traffic on Tracy Road; however, the Comprehensive Plan encourages development. What should come first, the development or the roads? We need a critical mass of investment in order to make improvements. Stated he would address the individual concerns of Mr. Wood about the buffering package and would also meet with Ms. Wood about her yard concerns.
- R. Hill inquired if they were wanting too much too fast.
- Mohr Development stated they were just looking for one piece of land when looking for Cooper Tire-one thing led to another and 400 acres later we are into the deal. Stated it's the nature of the market and buildings need to start going vertical because clients won't sit down until the building is started.
- G. Horn stated we've started 2 buildings, made a substantial commitment of 95 million in hopes of finding tenants. We have done this type of project before and we know what the demand and market needs are. Approached 5 times a week wanting to buy the land they control. There has been a lot of data behind this, they aren't guessing. States it won't be a hodgepodge of buildings and all will look the same.

- J. Lien questioned if there is a way to put all trucks must turn right, by adding additional signage? It's a suggestion, not a deterrent.
- Public hearing was closed at 8:27 pm
- S. Watson stated if there would be any commitments by Mohr Development, they would need to be recommended as written recommendations.
- R. Hill questioned if the commitment could be the same as the Annexation ordinance and if the traffic study and buffering expansion would be a commitment?
- K. McGinnis stated that he has two thoughts.
 - Tax abatement-his concern is traffic going north the Tracy Road radiance is not big enough and the road is owned by multiple municipalities. We have tried to work for a redirection plan, but the main concern is redirecting traffic.
 - K. McGinnis stated he has been trying to work with ABC Cutting to get in writing and he is not getting anywhere and is frustrated. He needs a commitment from Mohr stating that they will work with town about the traffic going north.
- G. Horn stated they have been discussing different modifications.
- Mohr stated that solving the problems for the trucks may cause issues with vehicles.
- M. Prices stated they would adjust their written commitments after the Plan Commission meeting, before the Town Council meeting. The various commitment items would be:
 - Traffic Study
 - Buffering-will work with property owners David Wood and Heather Stone
 - Berm dimensions
 - Commit to meeting and having discussions with Deb Wood about her yard restoration
 - Work with the Town on traffic flow – redirection of traffic – mutually acceptable resolution to the Town.
- G. Howard made a motion to give a favorable recommendation, with the 5 written commitments. R. Hill seconded the motion.
- **Vote - Passed 5-0**

Case 2021-P-10

- C. Parker presented Case 2021-P-10
- C. Parker stated that in January 2021, the property was rezoned to I-1 industrial.
- A Tech Review Committee was held and additional conversations were had between Town Staff and the developers to discuss the road alignment of Bob Glidden near Paul Hand Blvd/400N. We are requesting that Core5 dedicate the appropriate amount of right of way near Paul Hand Blvd until the town can further evaluate the best way to accommodate this future connection and thoroughfare plan.
- Public hearing opened at 9:02 p.m.
- S. Watson swore in public at 9:03 p.m.
- Michael LeFaive- 2772 E 400 N
 - Stated that the proposed road is coming right beside the driveway. He would like to request an 8 ft cyclone style fencing because security has become a concern and requesting the same for his neighbors.
- Tim Sallee-2492 E 400 N
 - Stated his concern is the access from Whiteland Road to 400 N. Are there plans for when the road connects because it will impact their road. There would need to be a bigger road to handle traffic through there.
 - Just want to know what the plan is for the road. Will it be a country road or a busy road? Six families will be impacted in some way.

- Sam Truby-2436 E 400 N
 - Stated he is not opposed to development, but wants to know how close will the road have to be and because it's a county road it will impact their quality of life. Stated he wants as much insight and communication as possible.
- R. Hill made a motion to give a favorable recommendation. G. Howard seconded the motion.
- **Vote - Passed 5-0**

Case #21-P-11

- C. Parker presented Case #21-P-11
 - Went over history of plat and the Comprehensive Plan & Zoning Review
 - Tech Review Committee was held on March 16, 2021
- Justin Foster was there representing Core 5
- J. Foster spoke about the connection from Bob Glidden Road/Whiteland Road
- J. Foster stated that privacy fencing was proposed and more landscaping buffering is needed. Justin Foster doesn't think there would be a problem with buffering. Stated they typically use a privacy fence, but can have conversations about more landscaping being used.
- C. Parker stated the road issue is in the Comprehensive Plan. The Town Manager met with the City of Franklin and the highway department and they are all aware that 400 can't handle the truck traffic and that's why they came back with the idea of looking at a cul-de-sac.
 - Stated emergency access will be there and will have Knox box access for police and fire. The City of Franklin is planning another interchange exit on 65 at Earlywood Road.
 - C. Parker stated there is a 40-foot width on one side and there is a proposal to be a collector, which is 80-foot width. Stated additional conversations will be had later.
- A. Marker made the motion to approve Case #21-P-11 and J. Wade seconded motion.
- **Vote – Passed 5-0**

Case #2021-02-TIF

- S. Watson presented TIF enlargements
 - S. Watson stated look at maps of properties being proposed to be added to the TIF district.
 - S. Watson stated TIF enlargement would be adding 3 parcels added to TIF district.
 - S. Watson stated that the date on proposed motion is incorrect-will strike that out.
 - J. Wade questioned how living in a residential house proposed for TIF district?
 - S. Watson stated it is assessed as residential property.
- R. Hill made motion to approve Case #2021-02-TIF, with the exception of the date, and G. Howard seconded motion
- **Vote – Passed 5-0**

Other business:

- None

R. Hill made a motion to adjourn. Meeting adjourned at 9:29 p.m.

Passed by the Whiteland Plan Commission on this day 01 of June, 2021.

Aye EU. 1

Nay

Eric Funkhouser

Eric Funkhouser

[Signature]

[Signature]

Tim Brown

Tim Brown

[Signature]

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Gary Howard, Vice-President

Gary Howard, Vice-President

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Justin Lien

Justin Lien

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William A. Marker

William A. Marker

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Josh Wade

Josh Wade

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Richard Hill, President

Richard Hill, President

Attest:

[Signature]

Debra L. Hendrickson, Clerk Treasurer

