

WHITELAND PLANNING COMMISSION

October 06, 2020

Council members present

Other town officials present

Richard Hill, President	X
Gary Howard, Vice President	X
Eric Funkhouser, Member	X
Stephanie Harris, Member	
Justin Lien, Member	X
Andy Marker, Member	X
Josh Wade, Member	X

Ronda Cover, Deputy Clerk (Secretary)	X
Norm Gabehart, Town Manager	
Carmen Parker, Community Develop.	X
Stephen Watson, Town Attorney	X

Call to Order:

R. Hill called the meeting to order at 07:03 p.m.

Roll Call & Determination of Quorum:

- Absent S. Harris
- Quorum requirements reached.

Approval of Minutes:

- G. Howard made a motion to approve the minutes from the September 01, 2020 meeting. Josh Wade seconded the motion.

Passed 5 to 0, R. Hill abstained.

Swearing In:

- R. Hill reviewed the rules for anyone wanting to speak on any of the cases tonight. All speakers were sworn in.
- R. Hill completed the swearing in at 7:10 p.m. for all public hearings tonight.

Old Business:

- None.

Communications/Reports of Committee:

- None

New Business:

- **Case #20-P-20: Final Plat – Whiteland Commons**
 - C. Parker presented case #20-P-20 for final plat plan approval request. C. Parker introduced the petitioner Paul Maurer, Maurer Surveying. The final plat plans being presented tonight are for the preliminary plat that was presented in August, there is a 30 day wait period before the plat can be approved. No changes have been made. Paul Maurer of Maurer Surveying stated there is no proposal for improvements but only to split the properties and to clean up the area. The plat needs approval so it can be presented to the Town Council on October 13th, 2020.
 - Board had no questions.
 - R. Hill moved to make a petition for a secondary plat to be approved as presented. J. Wade seconded the motion.
 - **Passed 6-0**
- **Case #20-ANX-16: Annexation – Eric & Kimberly Taylor**
 - C. Parker presented a petition for #20-ANX-16 for a voluntary annexation from Eric & Kimberly Taylor. The petition seeks a favorable recommendation to annex 8.54 acres into the Town of Whiteland. The property is currently zoned Johnson County R2. The applicant is not proposing any development at this

time and they request that the annex parcels be zoned comparable to the Johnson County zoning classifications.

- **Case #20-ANX-17: Annexation – Michael & Lynn LeFaive**

- C. Parker presented a petition for #20-ANX-17 for a voluntary annexation from Michael & Lynn LeFaive. The petition seeks a favorable recommendation to annex their property into the Town of Whiteland.

- **Public Hearing for Cases #20-ANX-16, #20-ANX-17**

- C. Parker asked the council to consider both cases (20-ANX-16 & 20-ANX-17) to be heard together, as #20-ANX-17 is the neighbor parcel which belongs to Michael & Lynn LeFaive who also seek a favorable recommendation to annex 6.56 acres into the Town of Whiteland and is currently zoned as Johnson County R2. Michael & Lynn LeFaive are not proposing any development at this time and they request the annex parcels be zoned comparable to the Johnson County zoning classifications.
- C. Parker introduced Eric Prime, Van Valer Law Firm, petitioner on behalf of Eric & Kimberly Taylor and Michael & Lynn LeFaive. E. Prime presented slides outlining the location of both the Taylor's parcel and the LeFaive parcel, as well as neighboring parcels, showing that the two parcels, in that proximity, are the only two not being "in the Town of Whiteland". E. Prime stated in terms of the public hearing that the statutory criteria be presented; the properties were identified for the record: The Taylor property is 8.54 acres (consisting of two parcels). The statutory criteria are; the request complies with the comprehensive plan to bring more land in that area. The second criteria are that the request complies with current conditions and character of structures used in that district. The third criteria are that the request is most desirable use for which the land and district is adapted. At this time, the use will not change; the families plan on continuing to live in the area but down the road if there is development it enables additional acreage to be in the town to be utilized for future development as called for in the counteractive plan. There will be no impact on the value of surrounding properties, as the land will go from residential to residential. Staff has recommended, in both instances, that we recommend to the Town Council that they approve these petitions.
- R. Hill opened for a public hearing asking that anyone who wishes to speak to please come to the podium and state their name prior to speaking. No speakers.
- C. Parker read into public record a letter that she received addressed to herself. The letter is signed by Diane Black, Chris & Aimee Alyea, Kristin Beck, and Crystal Springs Farm, Inc. and is saved as an attachment to these minutes.

October 1, 2020

Ms. Carmen Parker
Town of Whiteland
Community Development

Dear Ms. Parker,

I am writing to make comments and ask questions concerning the public hearing on Tuesday, October 6th at 7pm - Docket 20-ANX-17.

I am seeing so much purchasing of land for the Town of Whiteland and the need to build big warehouses just like all the other interstate exits on 65 and wonder how many more warehouses this county needs. I fear that Whiteland will be beginning to bite off more than it can chew.

As a 7th generation farm family, we are all questioning the wisdom in this decision and wondered if those that make these decisions have even asked the farming community about the impact that these decisions have on the very few remaining family farms in Johnson County. You have not talked to us or any of our neighbors who also farm for a living. We are aware that you have already talked with home owners on 400N and Graham Road about purchasing their homes. This alone continues to realize bad relationships with your county families that think differently. It is dismissive to say the least.

For most people, selling land or houses is about profit and making whatever amount of money you can off the land, but for farmers it is taking away livelihood and future generations' abilities to follow in the farm family traditions. I have children and grandchildren that may not have a choice to continue the family farm because land has been annexed and warehouses have been built on good top soil — soil that has served this county by growing food to

feed America's needs. You cannot move an entire family farm with generations of history to another spot — this is our legacy and our home.

Questions that we have:

- Why is the land being annexed?
- What do the people gain by having this land annexed?
- What are the plans for this land parcel?
- Where will the exit/entrance main road(s) go from the development if it happens?
- Do you plan on using the dead-end road 350E as an access?
- Will all the warehouses cause our property value to decrease if we are adjacent or across the road from warehouses? (my guess is yes — we lose)
- Why does Whiteland feel the need to build warehouses and for what purpose are they to be used?
- How will annexation effect taxes for land owners in the area?
- After annexation, how will this land be zoned?
- What are the plans for the houses on the north side of 400N and for houses on Graham Road? • What are plans for houses across the road south of 400N? Are they affected in any way other than having to see warehouses?
- What is the time frame for the development or changes planned?
- 400 N is a narrow road and it is a very dangerous intersection with Hurricane Road to the east. If this becomes a major way to 1-65, how will you improve 400N, improve the intersection with Hurricane Road to the east and Graham Road to the west?
- Last but not least, why do you choose to ruin a neighborhood that has not asked to be included in Whiteland's plans and in fact has not been asked our opinion about the plans at all?

One more observation — many of us cannot and do not come into meetings due to medical issues and I, Diane Black, am one of those. Not having the ability to Zoom meetings is a little beyond my comprehension in this COVID-19 environment. am sure the school system would be willing to bring that ability to you and help with that if they were asked. Partnering with a technology class and teaching high school students about government and the use of technology to reach people is a missed opportunity. The fact that you can only fit a little over 20 in your room and put the rest outside speaks to the fact that you are not interested in hearing everyone's voice. Moving these very important meetings to a larger venue, high school auditorium, where others can be distanced and everyone can see and hear the same message is another missed opportunity which makes the public think hearing their voices is not a top priority and possible shady business exists. Seek out people and accommodate to show you care to hear their voices. The inability to connect electronically is really unacceptable for 2020.

I request that this letter be read verbatim into the minutes of the meeting on October 6th and recorded. I also request answers to these questions as soon as is possible. Please consider carefully what you are doing to others with your choices.

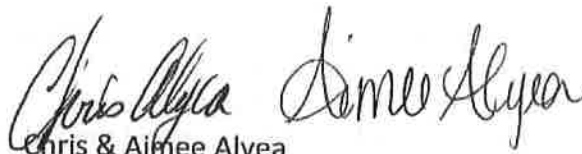
Sincerely,



Diane N. Black
3886 Hurricane Road
Franklin, IN 46131



Kristin Beck
4128 N 350 E
Whiteland, IN 46184



Chris & Aimee Alyea
3199 E 400 N
Whiteland, IN 46184



Ital Springs Farm, Inc.
0 N. Hurricane Road
Franklin, IN 46131

- Chris Alyea, 3199 E 400N, Whiteland, IN was sworn in and spoke regarding confusion about the lack of information regarding the annexations and warehouses being built and what the future of 400N looks like. C. Alvea states that he did not receive letters/notification regarding the annexations. C. Parker stated that because of where C. Alyea's property is located they are not legally required to be notified but that she will look into getting them the information. It was also stated that this information can be found on the Town's website.
- Board had no questions.
- J. Wade made a motion that a favorable recommendation for 20-ANX-16 and 20-ANX-17 to the Whiteland Town Counsel. R. Hill seconded the motion.
- **Passed 6-0**

- **Public Hearing for Case #20-Z-18: PUD – Saddlebrook Farms South & North**
 - C. Parker presented the parcel currently known as the Kindred property; the request is to rezone 66.25 acres from the current AG (Agriculture) to PUD (Planned Unit Development) and the other request that is along with this is to amend the PUD conceptual plan, this is the 4th Amendment. A little background on this project and these parcels; the PUD was originally proposed with Saddlebrook Farms South was to be single family and will remain single family. In August, a revision was made to the plat on Saddlebrook Farms South section 2 plat, this was now applied to the remaining plats, that the front setback was shifted from the original 25 foot minimum to 29 to 31 staggered front yard setbacks. That reduced the number of maximum units on the south from 223 to 221, maximum density per acre is 2.4 units. The PUD had not been amended and that is the reason for presenting this tonight, is to start that process.
 - On the north, there was a discussion originally for these to be paired patio homes. These would be a privately owned apartment style, single level, like a duplex but they would be apartments so they would be rented at market rate. The petitioner has returned with some new concepts, as he has been working with the developer, as to what would work best for the north side. They have decided to forego the paired patio homes and would like for those to all be single family residential. On the south, the maximum is 263 lots. On the north, it is 221 maximum lots that would be in that space. We wanted to ensure that the front setbacks were staggered and the rear setback to be 25. They found that there were a few lots that posed a problem so the petitioner identified the lots in question and asked what would be the minimum rear yard setback that would be needed. Those lots were identified and it only ended up being 11 lots that could not meet the rear yard setback minimum. The PUD identifies the lots in question and their minimum rear yard setback request. On the south side, it is being proposed for a 15-acre park that would be dedicated to the town and on the north side there is 40 acres that is undevelopable that is being donated to the town to be used as a future park. There will be a retention pond there as well. Currently, the town has no parks. Staff does agree to the amended conceptual plan.
 - The petitioner, Brian Touhy, spoke stating that Lisa Klaghorn, D.R. Horton and Rick Ellis, Weihe Engineering was present seeking two approvals; one is to rezone 66.67 acres from AG to PUD that sits right next to the property on the north side of Whiteland Road that we rezoned in 2018. We would also like to amend the Saddlebrook PUD, that was approved in 2018, to include that acreage and also change the development that we would have on the north side of the road that were duplexes to single family homes that would be for sale. We have dropped the number of homes to 484 and added 66 acres, 40 acres of which that would be donated to the town. Now, on the south side we will have 221 single family homes, which makes the density about 1.7 per acre on the north side of the development. B. Touhy spoke of the styles of homes and amenities ranging in price from \$250k to \$300k, with single story and two-story homes.
 - R. Hill presented the question of amenities with the parks wanting to know if people that do not live in the communities will have access to the parks. B. Touhy stated that a walking trail will be installed to provide access to the parks. C. Parker states that nothing has been brought to the

table as of yet. B. Touhy stated that he would be willing to sit down and discuss options and plans for community access to the parks.

- R. Hill opened up for a public hearing.
- Terri German, 150 S. Railroad Street spoke about her family living in the community for years and being against rezoning. Her concerns were increased property taxes, over populated schools and the toll it would take on the roads as well as not having a grocery store or bank to accommodate a larger population in the community.
- R. Hill closed the public hearing.
- C. Parker addressed the questions that T. German had, explaining the proposals and the communication that has taken place with the superintendent of the schools, which there was no immediate concern with the superintendent. C. Parker stated that with the growth in the past few years and that the assessed valuation has improved significantly due to the growth.
- J. Wade made a motion for a favorable recommendation for the Town Council, provided Weihe Engineering provides mapping of the effects that the moving of the retention pond would have on the existing sewer lift station. G. Howard seconded the motion.
- **Passed 6-0**
- **Public Hearing for Case #20-P-19: Preliminary Plat – ABC LLC**
 - C. Parker presented for a preliminary plat #20-P-19 named the Brightwell Industrial Park that is the primary plat approval. This is for ABC Concrete Cutting, they came in last month for rezoning of the northern section of the Brightwell property, which is located just west of Warrior Trail. The northern section was rezoned as I-1 and now they have come in to plat. Their section is Lot 1 and the remaining section will be Block A. Within their primary plat it is primarily identifying the right of ways as well as like the building setback lines. We have met with the Projects Plus engineer on this to discuss some options. As far as tonight, what we are primarily interested in is for all of you to hear is for Lot 1. Block A will be coming at a later time and there will be some additional right of way that we discussed that we would like to see from the town, as far as the future Bob Glidden Boulevard. So, as of right now that is still a block and they are not really moving on anything there. The folks with ABC would like to get moving on their project and I will turn it over to Mike Pickelsimer from Projects Plus to speak on behalf of his client.
 - Mike Pickelsimer presented from Projects Plus, 1257 Airport Pkwy, Suite A, Greenwood. We are representing Brightwell Industrial Park and our client ABC Contractors, Inc. They are looking to purchase the northernmost 10 acres, which will be known as Lot 1 in Brightwell Industrial Park. The 10-acre tract, has 300 feet of frontage on County Road 300. There is approximately 653 feet along Whiteland Road that will be frontage on Block A, 15.96 acres that will remain. Currently, the 15.96 is AG (agriculture). Lot 1 was rezoned to I-1 and ABC Cutting is planning to build their office there. We will be dedicating a 50 foot right of way along Whiteland Road, a 50 foot right away along Warrior Trail and the paper that I gave you actually shows us increasing the building setback to 100 feet rather than the 50 feet that was originally presented. We will give a 100-foot setback on each of the roads. We would like your approval to take the final plat to the council.
 - R. Hill asked M. Pickelsimer what is going to be built on Block A. M. Pickelsimer stated that Mr. Brightwell, who still owns that property, and he is unsure of the property owner's plans. R. Hill asked, so we are basically here tonight just for the setback going to 100 feet from 50.
 - C. Parker stated that it is to sub divide the parcel into a Lot 1 and Block A, so Mike's client cannot build anything until it is platted so this is just step one of that platting process of Lot 1 that will allow them to be platted. ABC has not yet closed on this property and a part of their due diligence period is to make sure that the parcel can be rezoned, what they need and then also to have it platted. They are not set to close on this property until December. ABC is anxious to get moving forward as far as their project. They are currently located on Emerson Avenue north of Stop 11.

- Regarding Block A, C. Parker stated that this is still in the property owner's control. The long-term vision for the town is that eventually that is where Bob Glidden Boulevard is to head north and that would serve the Mohr Industrial Park and could potentially provide another access for ABC Cutting. A. Marker asked where is it thought that Bob Glidden Boulevard will go through, is it going to go right through the middle of Block A? C. Parker stated that conceptually that has been stated but as you know plans can change. This road would unlock that property for potential development. Thinking in terms of the industrial businesses and all of the people that work around there, where are they going to eat lunch. You have a couple of truck stops and a fast food and even a sit-down restaurant but we are going to need more retail commercial properties to serve the workforce.
- A. Marker asked, where is the conceptual bypass going to tie in. M. Pickelsimer stated that by making Block A it would leave a lot of flexibility, possibly making the bypass wider and there has been talk of a roundabout, but this is why we do not currently want to set where this is going to go until this plans out a little bit.
- R. Hill opened for a public hearing asking if anyone was present to speak for or against. No one spoke, the public hearing was closed.
- R. Hill made a recommendation for #2020-P-19 be given a favorable recommendation for approval of revision of setbacks. A. Marker seconded the motion.
- **Approved 5-0**

R. Hill made a motion to adjourn. J. Wade seconded the motion. Meeting adjourned at 8:35 p.m.

Passed by the Whiteland Plan Commission on this day 01st of December, 2020

Aye


Nay

Eric Funkhouser

Eric Funkhouser

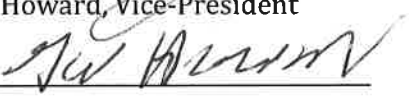
Stephanie Harris

Stephanie Harris




Gary Howard, Vice-President

Gary Howard, Vice-President



Justin Lien

Justin Lien



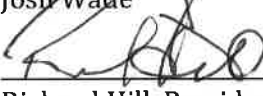
William A. Marker

William A. Marker



Josh Wade

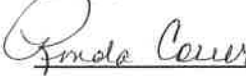
Josh Wade



Richard Hill, President

Richard Hill, President

Attest:



Ronda Cover, Deputy Clerk, Secretary