

# WHITELAND PLANNING COMMISSION

October 2, 2018

## Council members present

|                             |   |
|-----------------------------|---|
| Richard Hill, President     | X |
| Gary Howard, Vice President | X |
| Tim Brown, Member           | X |
| Scot Ford, Member           | X |
| Andy Marker, Member         | X |
| Byron Temple, Member        | X |
| Vacant, Member              |   |

## Other town officials present

|  |   |
|--|---|
| Julia Meece, Deputy Clerk (Secretary)  | X |
| Joe Csikos, Planning & Zoning Director | X |
| Stephen Watson, Town Attorney          | X |
| Dan Cartwright, Community Development  | X |

### **Call to order:**

R. Hill called the meeting to order at 7:00 pm.

Pledge to the flag

### **Roll call & Determination of Quorum:**

- All Present
- Quorum requirements reached

### **Approval of Minutes:**

- G. Howard made a motion to approve the minutes as is from the September 4, 2018 meeting. R. Hill seconded the motion.

**Passed 6-0**

### **Swearing In:**

- S. Watson completed the swearing in at 7:02 pm

### **Communications/Reports of Committee:**

- J. Csikos updated the board that the zoning book for this meeting wasn't ready yet but will be soon, have been working on the community crossing grant.

### **Old business:**

- None

### **New business:**

- **Case 18-P-07: Saddlebrook Farms Major Subdivision**
  - J. Csikos presented that the petitioner is requesting PUD, Master Plan & Primary Plat approval. There is 260 single family attached units and 265 single family detached units on +/- 167 acres. The proposal also includes road connections to existing and future neighborhoods as well as walking trails and a proposed +/- 15.41-acre dedication to the Town for a public park. Staff recommends that a conditional approval for the petition of #18-P-07 Saddlebrook Farms Major Subdivision for PUD master plan and primary plat approval subject to staff review of any outstanding Tech Review Committee comments and finalization of the proposed covenants and regulations to the PUD, and the final review of drainage and utility easement documentation.

- Jeff Colvin of Schneider presented on behalf of Petitioner Westport Homes. (Present also were Brian Fisher, Chief Engineer with Schneider for this project and Chris McKinney of Westport Homes.) As Joe stated, we are requesting approval of a 530-unit mixed density residential development and are presenting to you the Primary Plat and PUD Phase II (Detailed Plan). The Tech Review comments have already been addressed and turned into the Town for review. J. Csikos stated that he has gotten them and after quick review, it appears that all items have been addressed as needed but he will know for sure after further review.
- Board had the following questions and they were answered by J. Csikos and Petitioner -
  - Market rate value on rental?
    - Yes, around \$1000-\$1200 per month on the rent
  - Patio homes are like duplexes, correct?
    - Yes, patio home is the new term for it
  - How many phases to be completed per year?
    - One per year unless business demands more
  - What phase is the park a part of?
    - Phase 5 is when it is scheduled as part of the contractual obligation of the land contract. Could move it to Phase 3 is wanted.
  - How many entrances? Fire Department ok with this?
    - One will be the main entrance in with it being a Boulevard. There will also be a tie in from Pearl St. There is also an entrance directly from the Fire Department parking lot by the park into the area.
  - Concern on size of 1-bedroom units, how many of these to be estimated to be built?
    - If having to guess, less than 10% would be built. It is just a plan that is offered. Avon location is similar to this one and they have 5 1-bedroom units in the 1<sup>st</sup> phase. Avon has 600 total units for whole project. The square footage of 800 sq. ft listed is the minimum living area for a 1-bedroom, this does not include the garage, covered porches, etc. So, the “footprint” on the lot is larger than that minimum. J. Csikos also stated that maybe only one of the houses for Millstone has been the minimum living space square footage.
  - Cost of the single family detached units?
    - Around the mid \$200,000 price point
  - Who manages the paired patio homes? HOA enforcements?
    - There will be one owner for the whole paired patio homes section of the PUD. This will be the person responsible. Usually that person has a management company for the day to day operations, but there will be one contact for the Town for any issues that may come up for those homes. An HOA will be established and will enforce as needed.
  - What is the lot size comparison to Millstone Subdivision?
    - J. Csikos stated that some of the lot sizes are smaller in width compared to most of Millstone. But there is a good mixture thru out for size variations.
  - Construction entrance?
    - Phase 1 would be off Pearl St and the rest of the phases would be off Whiteland Rd.
- Public comment was opened and had the following statements/questions/concerns -
  - Nothing but confidence in the project and glad to see it happening
- Petitioner also noted the following -
  - There will be improvement done to the sanitary lift station in the area
  - Schneider will be working on a regional detention facility on Front St
  - There will be a very nice club house on the paired patio homes side and walking trails on both the paired and detached homes sides.

- The park will be dedicated to the Town and will be able to finalize the park design as they see fit
  - We can verbally agree that we are able to work on lighting with the town on the park and/or trails as needed once to that step.
  - Could also commit to not come in off Pearl St until the tie in on that street is ready
  - J. Csikos also stated that an HOA will be established prior to development being finished as well. And that construction plans will still come before the board for review in the next steps.
  - G. Howard made a motion to give conditional approval for the petition of #18-P-07 Saddlebrook Farms Major Subdivision for PUD master plan and primary plat approval subject to staff review of any outstanding Tech Review Committee comments and finalization of the proposed covenants and regulations to the PUD, and the final review of drainage and utility easement documentation as presented. R. Hill seconded the motion.
- Passed 6-0**

**Other Business:**

- S. Ford asked J. Csikos questions zoning and what steps are needed for Town to force improvements for Vectren's completed work at Whiteland Rd & Centerline Rd, the paving isn't acceptable. J. Csikos agreed to that and stated that he is already scheduled to talk to Norm about this and how he wants to proceed. S. Watson briefly summarized the steps that the Town has to take for issues like this. S. Ford asked if any updates could be given at Town Council meeting on Tuesday, 10/9/18.
- Audience member asked question about the new road put in off Whiteland Rd. J. Csikos stated that this was for the Briar creek. They also asked information on the homes going in there. J. Csikos did a quick summary for them.

R. Hill made a motion to adjourn. G. Howard seconded. Meeting adjourned at 7:46 pm.

Passed by the Whiteland Plan Commission on this day 6<sup>th</sup> of November, 2018

**Aye**

**Nay**

  
\_\_\_\_\_  
Tim Brown

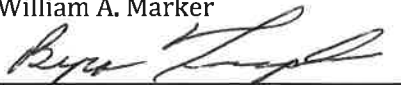
\_\_\_\_\_  
Tim Brown

  
\_\_\_\_\_  
Scot Ford

\_\_\_\_\_  
Scot Ford

  
\_\_\_\_\_  
Gary Howard, Vice-President

\_\_\_\_\_  
Gary Howard, Vice-President


\_\_\_\_\_  
William A. Marker  
  
\_\_\_\_\_  
Byron Temple

\_\_\_\_\_  
William A. Marker  
\_\_\_\_\_  
Byron Temple

\_\_\_\_\_  
Richard Hill, President

\_\_\_\_\_  
Richard Hill, President

Attest:

  
\_\_\_\_\_  
Julia Meece, Deputy Clerk, Secretary

