

WHITELAND PLANNING COMMISSION

December 4, 2018

Board members present

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|-----------------------------|-------|
| Richard Hill, President | _____ |
| Gary Howard, Vice President | X |
| Tim Brown, Member | X |
| Dave Gabbard, Member | X |
| Andy Marker, Member | X |
| Byron Temple, Member | X |
| Josh Wade, Member | X |

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:

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

Pledge to the flag

Roll call & Determination of Quorum:

- Absent R. Hill
- Quorum requirements reached

Approval of Minutes:

- A. Marker made a motion to approve the minutes as is from the November 6, 2018 meeting.
- B. Temple seconded the motion.

Passed 4-0-2 (D. Gabbard & J. Wade abstained due to not being on the board yet)

Swearing In:

- S. Watson completed the swearing in at 7:02 pm for #18-P-12 Public Hearing

Communications/Reports of Committee:

- J. Csikos updated the board that when gathering end of year info, he found that 42 new residential home permits were issued in 2018. About 9.6 million in home values. 40 of those were for the Millstone subdivision.

Old business:

- None

New business:

- **Case 18-P-12: Whiteland Logistics Center** (JDC Property Group, LLC)
 - J. Csikos presented that petition #18-P-12 for Whiteland Logistics Center for Primary Plat approval of an Industrial Subdivision. The property is generally located south of Whiteland Rd, east of Graham Rd, and west of Warrior Trail. The area is proposed for light industrial development. The board will need to review the plans against existing ordinances. All Tech

review meeting items have been met as requested. Roads are preliminary, may change locations but connections and stubs should remain. Board will need to look at street locations, drainage ideas, pond locations and such. Final Plat will come before the board at future meeting for approval still.

- Representative for the Petitioner, Ross Nixon of Structurepoint stated that they are here tonight for approval of the Primary Plat. Will be proposing a new public roadway to the north and south. There will also be improvements to Whiteland Rd. Utilities updated and extended. Water will be coming out to the area with a storage tank on the south end of the property. Sewer main coming in. Ponds have been sized for drainage studies results and in compliance with ordinances. Field tiles were also looked at and working with surveyor's office. Buffering is all conceptual at this point and will be working on specifics more.
- Board had the following questions and they were answered by J. Csikos and Petitioner -
 - Buffering include mounding?
 - 60 ft to 30 ft buffer areas mixed thru out the project. Some areas would have mounds, not all of them, but again it has not been fully determined yet. Some would have fences, trees and other items as well.
 - Were the ponds moved or to be moved?
 - One pond location was moved from previous plan after tech review comments to provide more of a buffer for neighboring properties.
 - Lift Station in area ok for this project?
 - J. Wade stated that the pumps are fine. Looking into depth of the tank and working with developer, but no concerns at this time.
 - One entrance only? Any plans for 2nd entrance?
 - With plans for a North/South road to come in the future, there would be another entrance available then, but right now there is only one entrance.
- Public comment was opened and had the following statements/questions/concerns -
 - Maintenance Canary Ditch and field tiles, how development will affect legal drain easement. Drainage could be fixed before this comes in. Sure this can work out to everyone's benefit.
 - Traffic on Whiteland Rd still a big concern. Would homeowners not annexed into the town be able to access the new water, sewer and utilities being brought out this way? Cost of this? Someone going to monitor soil individually for wells?
- J. Csikos responded that first there would need to be an annexation request to access utilities. The only new utility out this way would be water; the rest are already there. If a concern arises, then they could look into monitoring, not general practice to do it before a concern arises.

Petitioner also stated that they will work closely with surveyor's office and will re-reroute as needed if issues are found. It is a very common practice to work with them and make changes as needed for drainage. As far as monitoring, that would be defaulted to the Town. Public hearing closed at 7:27 pm
- A. Marker made a motion to approve petition of #18-P-12 Whiteland Logistics Center for final approval for Primary Plat contingent upon the application receiving preliminary drainage approval from the Johnson County Drainage Board and with conditions of addressing any comments from 3rd party engineering consultant and recording written commitments from rezoning. T. Brown seconded the motion.

Passed 6-0

Other Business:

- J. Meece reminded the board that the 2019 Meeting dates are in tonight's packets. If there is a meeting for January 2019, it will be on Wednesday, 1/2/19 instead of Tuesday, 1/1/19.

J. Csikos stated that the January 2019 meeting will be cancelled. Official notice will be sent out later in the month.

G. Howard made a motion to adjourn. B. Temple seconded. Meeting adjourned at 7:32 pm.


Passed by the Whiteland Plan Commission on this day 5th of February, 2019

Aye

Nay

Tim Brown

Tim Brown




Dave Gabbard

Dave Gabbard



Gary Howard, Vice-President

Gary Howard, Vice-President

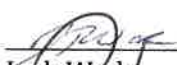


William A. Marker

William A. Marker

Byron Temple

Byron Temple



Josh Wade

Josh Wade



Richard Hill, President

Richard Hill, President

Attest:



Julia Meece, Deputy Clerk, Secretary

