

WHITELAND PLANNING COMMISSION

February 6, 2018

Council members present

Richard Hill, President	<u>X</u>
Gary Howard, Vice President	<u>X</u>
Andy Brock, Member	<u> </u>
Tim Brown, Member	<u> </u>
Steve Burden, Member	<u>X</u>
Andy Marker, Member	<u>X</u>
Byron Temple, Member	<u>X</u>

Other town officials present

Julia Meece, Deputy Clerk (Secretary)	<u>X</u>
Joe Csikos, Planning & Zoning Director	<u>X</u>
Stephen Watson, Town Attorney	<u>X</u>
Dan Cartwright, Community Development	<u>X</u>

Call to order:

R. Hill called the meeting to order at 6:58 pm.

Pledge to the flag

Roll call & Determination of Quorum:

- Absent – Andy Brock & Tim Brown
- Quorum requirements reached

Election of Officers:

- Board discussed and is leaving President as Richard Hill and Vice President as Gary Howard.
- R. Hill made a motion to approve the Election of Officers for 2018 Planning Commission Board.
B. Temple seconded the motion.
Passed 5-0.

Approval of Minutes:

A.Marker made a motion to approve the minutes as is from the July 5, 2017 meeting. S. Burden seconded the motion.

Passed 5-0.

Swearing In:

Petitioner & audience members wanting to speak were sworn in for public hearing @ 7:01 pm

G. Howard recused himself from the public hearing discussion and voting due to having a property adjacent to the property in the petition.

Communications/Reports of Committee:

- *Planning Director's Report* – none
- *Building Commissioner's Report* – none

Old business:

- None

New business:

• **Case 18-P-01: Briar Creek Subdivision Primary Plat**

- J. Csikos presented a petition for the primary plat for the Briar Creek Subdivision of approximately 63 acres located south of Whiteland Rd and East of Centerline Road, just east of the Millstone subdivision. Currently zoned R3 & C2 on the north 35.5 acres, and R1 on the south 27.5 acres. Request primary plat approval of mixed density subdivision containing 67 single family attached lots (134 units) and 58 single family detached lots. Petitioners are not requesting any land use changes or waivers due to the developmental standards. Some background on the property, there was a plan approved in March 2006 for the property of single family attached and detached units and went along with the C2, R3, & R1 zoning classifications. In October 2017, there was a variance approval by the Board of Zoning & Appeals for the side yard setback requirements for a reduction to a 5-foot side yard setback and 10-foot separation between the buildings for the attached lots section of the plat zoned C2 & R3. The petitioner has also made a 100% masonry exterior commitment. The Findings of Fact from the town are that the Petitioner meets the subdivision control and planning standards and recommend approval of the presented primary plat.
- Petitioner(s) presentation – Adam Mears with Gradison Land Development, also present are Mark Gradison & Mike Pickelsimer, engineer with Projects Plus.
 - Been working on this project for a while now and are happy to be where we are today with the progress. The tech review meeting with the town took place 1-16-18. There were a few comments of needed changes, nothing of major concern. Those have been addressed and revised as needed. The plan in place currently is fairly identical to the 2005 plan. There will be 79 doubles for a total of 158 units and 58 detached units. Staying in the guidelines for zoning requirements, not asking for any waivers. Asking for approval from the board and happy to answer any questions.
 - Board had the following questions and they were answered by the Petitioner(s), J. Csikos & D. Cartwright. As well as answering the public forum questions/concerns.
 - Verifying the area on the plan that will be the “doubles” and the square footage of these homes?
 - The area is broken into lots that will contain 1700+ square footage home per side. For a total of about 3400+ total square footage per lot. R3 minimum is only 800 sq. ft.
 - How many phases is the build set for?
 - Looking at doing the “doubles” in 5 sections and the single detached homes in 3 sections.
 - Why was the side yard set-back needed from 10 ft to 5 ft? Will this affect any easement or utility work in the future?
 - The targeted buyers for these lots want a smaller yard with less maintenance needed. Engineer and town advisers do not see this being affected
 - Homeowner’s association fee amount? Retention ponds and common areas on the plans?
 - Still unknown at this time on the amount. It will be used for maintenance of the subdivision and such. The ponds and common areas will be maintained with this fee also. The common areas will be foliage and there are not any plans for anything like a playground or such on these common areas.
 - Square footage for the single detached homes?

- R1 requirements will be met. Those minimums are 1200 sq. ft. Don't anticipate for any zoning change requirements being needed for the plans.
- R. Hill opened the public forum for comments. Concerns/Statements/Questions included –
 - Is there a set age for the “doubles”?
 - There is not a set age, but they are targeting the average age range of 65 and older with the amenities and such being offered.
 - Average lot size? Are the lots big enough for the double units?
 - Minimum lot size for R1 is 90 feet wide, 12,500 sq. ft. They will accommodate the attached units due to the variance approval of the 5 ft side yard set-back.
 - Is there access to the subdivision thru Millstone? Only one off the street entrance to the subdivision on Whiteland Rd?
 - There will be access points thru Millstone into Briar Creek on Larimar Dr and Mission Terrace Dr. There will be one entrance into Briar Creek from Whiteland Rd. There are future plans to have an access point into the subdivision from US 31 once commercial development happens in the land to the east of the area.
 - What are construction entrances?
 - The construction entrance for Millstone will be used until Millstone is built out and this entrance is closed. Then the construction entrance will be the same subdivision entrance from Whiteland Rd into Briar Creek. The builders do a very good job at keeping this clean and maintained for normal and construction use. This has been done at 7-9 other areas and they have not ran into any issues/problems.
 - Traffic on Sawmill and Whiteland Rd getting worse already. What are the town's thoughts or plans for this issue due to commercial development being in the far future?
 - The town will be watching the traffic in the area and will address any future changes at the time.
 - Will there be a stop sign at the Maple St & Whiteland Rd entrance? When will connections to Millstone streets be opened?
 - There will not be a stop sign at the entrance, it will remain as a regular off the street connection. The first connection to Millstone streets will be with the first section of the attached single-family homes and the second will be with the third section of the attached single-family homes.

S. Burden made a motion to approve the petition of plat approval as presented with adoption of the Staff Report as the Findings of Fact. R. Hill seconded the motion.

Passed 4-0-1. (G. Howard abstained)

Other Business:

- S. Watson brought up that a Secretary needed elected tonight also. Board discussed and is leaving Secretary as Julia Meece for recording and signing Secretary due to J. Csikos reviewing rules and the signing Secretary does not need to be a member of the Planning Commission Board.
- B. Temple made a motion to approve the recording & signing Secretary for the 2018 Planning Commission Board. R. Hill seconded the motion.

Passed 5-0.

R. Hill made a motion to adjourn. B. Temple seconded. Meeting adjourned at 7:38 pm.

Passed by the Whiteland Plan Commission on this day 1st of May, 2018

Aye

~~Shawn A. Brock~~ Scot Ford

TB
Tim Brown

Steve Burden

GH Howard
Gary Howard, Vice-President

W.A. Marker
William A. Marker

Byron Temple
Richard Hill, President

Nay

~~Shawn A. Brock~~ Scot Ford

TB
Tim Brown

Steve Burden

GH Howard
Gary Howard, Vice-President

W.A. Marker
William A. Marker

Byron Temple
Richard Hill, President

Attest: Julia Meece
Julia Meece, Deputy Clerk, Secretary