

WHITELAND PLANNING COMMISSION
March 3, 2020

Council members present

Richard Hill, President	<u> X </u>
Gary Howard, Vice President	<u> X </u>
Tim Brown, Member	<u> </u>
Eric Funkhouser, Member	<u> X </u>
Andy Marker, Member	<u> </u>
Josh Wade, Member	<u> X </u>
Vacant, Member	<u> </u>

Other town officials present

Julia Meece, Deputy Clerk (Secretary)	<u> X </u>
Norm Gabehart, Town Manager	<u> X </u>
Janice Nix, Planning Coordinator	<u> </u>
Stephen Watson, Town Attorney	<u> X </u>

Call to order:

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

Pledge to the flag

Roll call & Determination of Quorum:

- Absent – T. Brown & A. Marker
- Quorum requirements reached

Approval of Minutes:

- G. Howard made a motion to approve the minutes as is from the January 7, 2020 meeting. J. Wade seconded the motion. **Passed 4-0**

Communications/Reports of Committee:

- None

Old business:

- None

New business:

- **Redevelopment Commission Resolution 2020-01: Expansion & Additional Allocation Area of TIF District**
 - S. Watson stated that the town has been working on a couple annexations over the last year on the southeast side of town. Tonight, is for the consideration by the board for to add those annexation areas to the TIF district. The approved RDC resolution has been presented to you and as part of the 5-step process, the board needs to make an order to approve this tonight. If approved, then it moves on to the Town Council for the next step. The comp plan for this area does envision for industrial business for this area.
 - N. Gabehart added that the Town’s master plan has always seen these areas utilized in this prospective. Logistic centers are getting bigger with the online sales and buildings for distribution centers are happening more now than ever. The town has been having meetings weekly on getting more industrial available. The types of commitments that are embraces are for a nice hotel chain for a professional to stay at while having meetings at the industrial businesses, not a pay by the week type hotel that would have kids needing school transportation. These commitments are not holding developers at ransom, but are still keeping in the vision for the Town’s master plan. A company called IDI is working with the tenant for a purchase agreement on the southern leg. As well as the town looking to change

the light at Warrior Trail to become a roundabout, that could be the largest in the State once completed. TIF are important to the schools and their circuit breakers, the Town doing this is beneficial to them. Another project coming to the town that is in the works and will make Whiteland Exchange look small. Staff recommends for board to approve the order being requested tonight.

- o R. Hill made a motion to approved Order of the Whiteland Plan Commission Determining that a Declaratory Resolution approved and adopted by the Whiteland Redevelopment Commission conforms to the Plan of Development for Whiteland and approving that Resolution (TIF Enlargement for Wilson/Whiteland 95 RE Property and Kemper/BD Family Farm Property). G. Howard seconded the motion. **Passed 4-0**

Other Business:

- None

R. Hill made a motion to adjourn. J. Wade seconded. Meeting adjourned at 7:22 pm.

Passed by the Whiteland Plan Commission on this day 5th of May, 2020

Aye

Nay

Tim Brown

Tim Brown

Eric Funkhouser

Eric Funkhouser

Gary Howard, Vice-President

Gary Howard, Vice-President

William A. Marker

William A. Marker

Josh Wade

Josh Wade

VACANT

VACANT

Richard Hill, President

Richard Hill, President

Attest:

Julia Meece
Julia Meece, Deputy Clerk, Secretary