

WHITELAND PLANNING COMMISSION

March 6, 2018

Council members present

Richard Hill, President	_____
Gary Howard, Vice President	_____
Andy Brock, Member	X
Tim Brown, Member	X
Steve Burden, Member	X
Andy Marker, Member	X
Byron Temple, Member	X

Other town officials present

Julia Meece, Deputy Clerk (Secretary)	X
Joe Csikos, Planning & Zoning Director	X
John White, Town Attorney	X
Dan Cartwright, Community Development	X

Call to order:

J. Csikos called the meeting to order at 7:00 pm due to the absence of board's President and Vice President.

Roll call & Determination of Quorum:

- Absent – Richard Hill & Gary Howard
J. Csikos stated that a temporary President needs to be appointed for this meeting due to both the Board President and Vice President being absent.
A. Marker made a motion for Andy Brock to be the temporary President to conduct tonight's meeting. S. Burden seconded the motion.
Passed 5-0
- Quorum requirements reached

Approval of Minutes:

S. Burden made a motion to approve the minutes as is from the February 6, 2018 meeting. A. Marker seconded the motion.

Continued 3-0-2

(Due to A. Brock & T. Brown abstaining from voting since they were not present at the 2/6/18 meeting, a majority vote was not received, so these minutes will be voted on again at the next meeting on 4/3/18.)

Pledge to the flag

Old business:

- None

New business:

- **Case 18-SP-01: Advantage Tool Rental Site Plan**
 - J. Csikos presented that the petitioner is requesting approval for Site Plans for Advantage Tool Rental located at 179 S US Hwy 31 that is zoned C2. The 5,850 sq. ft tool rental business is located on +/- 3.85 acres and will only be using +/- 1.7 of the acres for the business. That includes a building, parking lot, and outside storage area. They received approval from BZA board last week for variances of a stone gravel storage area & reduction of the 100% masonry exterior. Staff recommends a conditional approval by the board with Town Staff being able to give final approval after final review by both the planning staff and engineering consultant due to a number of items from Tech Review still needing to be finalized and completed, nothing major that needs changed.
 - Petitioner presentation – Sean Eberhart of Advantage Tool Rental is requesting for the Site Plan approval for his new rental company that will mirror the same company in setup that he currently has in Shelbyville, IN. They are excited to start this business in Whiteland and can't wait to get a shovel in the ground and start building. The front of the building will be L shaped with an awning on the corner of the West side of the building that wraps around partially to the North side of the

- building. There will be a showroom type section inside along with a staging/storage area outback for larger items. The plans don't show the landscaping that is planned of landscaping trees on the West & South sides of the building. There will be a retention pond for drainage and will be attending the Johnson County Drainage Board meeting in April 2018 for final approval. They have also received approval from INDOT for the roadcut entrance from US 31. They are looking for Board approval tonight of the Site Plans presented.
- Board had the following questions and they were answered by the Petitioner, J. Csikos & D. Cartwright. (Note: no comments from the public in the audience on the matter)
 - Open on Sundays?
 - No plans to be open on Sundays, just Monday-Saturday at this time
 - Biggest Rental equipment going to be available?
 - Mini Excavator or a Skid Loader. Nothing that can't be towed away by the customer with a truck and/or trailer.
 - Outside Storage? Large items locked up? Fencing? Barbed wire?
 - There will be outside storage for the large equipment and trailers. It will be stored and locked up inside the stone gravel area that will be surrounded by a 6 ft chain link fence. There will be landscaping around also to help screen the view from neighboring residents. The Town's ordinance does not allow for barbed wire.
 - A. Marker made a motion to of conditional approval of 18-SP-01 Advantage Tool Rental Site Plan with Town Staff being able to give final approval after final review by both the planning staff and engineering consultant. S. Burden seconded the motion.

Passed 5-0

Other Business:

- *Building Commissioner's Report* – reviewed Feb 2018 summary report of 8 permits issued and 4 inspections completed. 4 permits were for homes (1 rebuild from fire and 3 new homes in Millstone Subdivision)

A.Brock made a motion to adjourn. B. Temple seconded. Meeting adjourned at 7:16 pm.

Passed by the Whiteland Plan Commission on this day 3rd of July, 2018

Aye

Nay

Shawn A. Brock

Shawn A. Brock

Tim Brown

Tim Brown

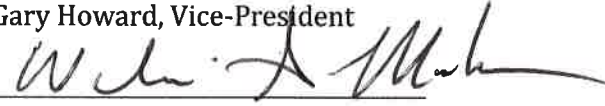
Steve Burden

Steve Burden



Gary Howard, Vice-President

Gary Howard, Vice-President



William A. Marker

William A. Marker



Byron Temple

Byron Temple



Richard Hill, President

Richard Hill, President

Attest:



Julia Meece, Deputy Clerk, Secretary