

WHITELAND PLANNING COMMISSION
May 5, 2020

Council members present

Richard Hill, President	X
Gary Howard, Vice President	X
Tim Brown, Member	_____
Eric Funkhouser, Member	X
Andy Marker, Member	X
Josh Wade, Member	X
Vacant, Member	_____

Other town officials present

Julia Meece, Deputy Clerk (Secretary)	X
Norm Gabehart, Town Manager	X
Janice Nix, Planning Coordinator	X
Stephen Watson, Town Attorney	X
Carmen Parker, Community Develop.	X

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
- Quorum requirements reached

Approval of Minutes:

- G. Howard made a motion to approve the minutes as is from the March 3, 2020 meeting. J. Wade seconded the motion. **Passed 5-0**

Swearing In:

- Completed at 7:02 pm by S. Watson

Communications/Reports of Committee:

- None

Old business:

- None

New business:

- **Case 20-Z-05 – NE Corner of Whiteland Rd & Graham Rd**
 - Matt Price, attorney for the Petitioner, stated that he is hear tonight asking for the board to give a favorable recommendation to rezone approximately 124 acres of land from Agricultural to I-1 Industrial for light industrial use at the NE corner of Whiteland Rd & Graham Rd. Along with him tonight to answer any questions are Gary Horn of Horn Development, the Petitioner, and Ross Nixon the engineer for the project. We as that Industrial Land is wanted in this Town according to the Town’s Comprehensive Plan. This will bring just that. It will add to the facility structure of the town as well as sewer availability and drainage improvement for the area. This project will add additional infrastructure, property taxes, jobs and more. G. Horn also stated that the 900,000+ sq. ft proposed site is a fifty-million-dollar investment and there is a tenet already and would like to break ground as soon as possible. The tenant is a warehouse facility of 24/7 operation hours broke into 3 shifts. After holding a community meeting with the residents in the

county around this area, it was found that more consideration needed into buffering and location of the pond.

- N. Gabehart stated that the Town has been working with the Petitioner on the building set back and location of the pond. The citizens feel it would be more suited on the west side. There is now 420 feet set back with the pond location change. The developer has agreed on the relocation of the pond and a second smaller pond to meet the drainage needs, as well as buffering of mounds, guard rails, landscaping as needed for the comp plan. Administration's position is to modify the comp plan for road needed in the future when development of West side of Graham Rd happens. Staff feels issues from the community meeting have been solved and all concerns addressed and met as needed.
- Opened for Public hearing 7:21 pm
 - Two residents spoke of their thoughts on the project. They stated that after the community meeting on Saturday the residents put together a response letter to the Town and Petitioner. The 3 main concerns of this letter were drainage and location of the pond and need to reconstruct the canary creek drain. All residents, including those present tonight, agree that their concerns were quickly addressed and resolved at a meeting the Monday following the Saturday community meeting. There are no longer concerns with this project. They would like to thank Norm, Gary and Ross for all their efforts in resolving these concerns.
 - G. Howard asked if the drainage concerns were resolved to their satisfaction?
 - N. Gabehart stated that the drainage is still in process for final approval from the County Drainage board due to them having to postpone their meeting with COVID-19 and staff issues. It will go to the June meeting of the County Drainage Board next. It will meet state statute and requirements. There will be 9 locations for drainage and it will flow to the east. Administration was concerned about moving the pond, but see the need for it and developer will help to protect residents on the road from the pond with buffering, landscaping, guard rails and such with final design decisions.
 - R. Nixon also spoke that there will be now be two ponds, one on the east and one on the west. There will be no changes to the current landscaping. The building location will be 120 feet further for the pond to be slipped into the design. Canary drain would be routed on the east side of the site. The drainage will run the length of the building on the southside and drains routed in a straight line.

Closed for Public hearing at 7:26 pm

- N. Gabehart in response of those in attendance for notifications and commitments, ask if public would like for a vote to be made tonight instead of Thursday, May 7 as previously advertised. All in agreement.
- G. Howard made a motion to give a Favorable Recommendation to the Whiteland Town Council with considerations and commitments stated by Petitioner in the Staff Report for Case 20-Z-05 to rezone approximately 124 acres from Agricultural to I-1 Industrial at the NE corner of Whiteland Rd & Graham Rd. E. Funkhouser seconded the motion. **Passed 5-0**

Other Business:

- N. Gabehart and S. Watson stated that is suggested to the board to still recess and continue this meeting to Thursday, 5/7/2020 as advertised for the Public Hearing, even though the item from the public hearing was voted on tonight due to Residents, Petitioner, and the Town being in agreement with all considerations and commitments. It is best to still have the 5/7 meeting in case someone intended to attend that meeting that was not able to come tonight.
 - R. Hill made a motion to continue the rest of the agenda items (Case 20-AO-06: Zoning Ordinance Amendment) to Thursday, May 7, 2020 at 7 pm at the Whiteland Town Hall.

G. Howard seconded the motion. **Passed 5-0**

- N. Gabehart wanted to thank everyone, residents and board, for coming out tonight to hold the meeting under new procedures with the COVID-19 status going on.

R. Hill made a motion to Recess the meeting until Thursday, May 7, 2020 at 7 pm at the Whiteland Town Hall. A. Marker seconded. Meeting adjourned at 7:37 pm.

Passed by the Whiteland Plan Commission on this day 2nd of June, 2020

Aye

Tim Brown

E.W. J.

Eric Funkhouser

Gary Howard

Gary Howard, Vice-President

William A. Marker

William A. Marker

Josh Wade

Josh Wade

VACANT

Richard Hill, President

Nay

Tim Brown

Eric Funkhouser

Gary Howard, Vice-President

William A. Marker

Josh Wade

VACANT

Richard Hill, President

Attest:

Julia Meece

Julia Meece, Deputy Clerk, Secretary

