

# WHITELAND PLANNING COMMISSION

May 7, 2019

## Board members present

Richard Hill, President	X
Gary Howard, Vice President	X
Tim Brown, Member	X
Dave Gabbard, Member	
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

## **Call to order:**

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

Pledge to the flag

## **Roll call & Determination of Quorum:**

- Absent D. Gabbard
- Quorum requirements reached

## **Approval of Minutes:**

- G. Howard made a motion to approve the minutes as is from the April 2, 2019 meeting. A. Marker seconded the motion.

**Passed 6-0**

## **Communications/Reports of Committee:**

- None

## **Old business:**

- None

## **New business:**

- **Case 19-A0-05: Small Telecommunications Sites**
  - J. Csikos presented 19-P-06: Masterpiece Classic Subdivision for primary plat approval of a two-lot commercial subdivision utilizing existing drainage patterns and infrastructure. The property is +/- 7.585 acres located at 675 N US Hwy 3. The entire area is zoned C2 (General Commercial). No public improvements needed and all utilities there. Petitioner is looking to split off 2 acres to the north for the second lot location. Overall design is to use the existing retention pond. Staff recommends approval of the petition with no needed changes or conditions.
  - Petitioner Steve Williams, engineer, stated that Joe stated all he was going to say and he is available for any board questions as well as owner, Terry Johnson.
  - Board had the following questions and they were answered by J. Csikos and Petitioner -
    - This is a subdivision?
      - It's a commercial subdivision, so follows same as a residential subdivision, but is for commercial.

- Will the two plats have a shared driveway access?
  - Yes, there will be an access easement since the state will most likely not allow another access point off N US Hwy 31
- What business will be coming into the locations?
  - The new lot will be a smaller Masterpiece car lot and building. The existing lot is set to be sold to a kabuto/Dixie chopper dealership. And they would be purchasing the field at the back also.
- Any drainage issues? No drainage concerns with the new building's blacktop that will come?
  - No, it drains to the south to the drainage behind Rascal's. There are somethings to clean up from time, but that can be addressed when final plat is filed for tech review and board approval. None are foreseen at this time for, but it will be looked into more when reviewing final plat.
- R. Hill opened the public hearing at 7:05 pm. No public present. R. Hill closed the public hearing at 7:05 pm.
- R. Hill made a motion to approve #19-P-06: Masterpiece Classic Subdivision primary plat as presented. B. Temple seconded the motion.

**Passed 6-0**


**Other Business:**

- None

R. Hill made a motion to adjourn. B. Temple seconded. Meeting adjourned at 7:11 pm.

Passed by the Whiteland Plan Commission on this day 4<sup>th</sup> of June, 2019

**Aye**

  
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 Tim Brown

  
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 Dave Gabbard

  
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 Gary Howard, Vice-President

  
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 William A. Marker

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 Byron Temple

  
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 Josh Wade

  
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 Richard Hill, President

**Nay**

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 Tim Brown

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 Dave Gabbard

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 Gary Howard, Vice-President

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 William A. Marker

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 Byron Temple

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 Josh Wade

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 Richard Hill, President

Attest:

  
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 Julia Meece, Deputy Clerk, Secretary