

WHITELAND PLANNING COMMISSION

July 5, 2017

Council members present

Richard Hill, President	_____
Gary Howard, Vice President	X
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
Norm Gabehart, Town Manager	X
John White, Town Attorney	X

Call to order:

G. Howard called the meeting to order at 6:59 pm.

Pledge to the flag

Roll call & Determination of Quorum:

- Absent – Richard Hill
- Quorum requirements met

Approval of Minutes:

- A. Marker made a motion to approve the minutes as is from the April 4, 2017 meeting. S. Burden seconded the motion.

Passed 6-0.

Swearing In:

Petitioner & audience members wanting to speak were sworn in for public hearing @ 7:00 pm

J. White recused himself from the public hearing.

Communications/Reports of Committee:

- *Planning Director's Report* – none
 - Board asked about number of new home permits for the town to date? J. Csikos answered 21.
- *Building Commissioner's Report* – There were 14 building permits issued in April and 14 inspections completed. There were 10 building permits issued in May and 17 inspections completed. There were 8 building permits issued in June, 19 inspections completed, and 4 code enforcement violations addressed.

Old business:

- None

New business:

- **Case 17-P-02: Pleasant Ridge Subdivision**

- J. Csikos presented a petition to re-plat a portion of the Town into five (5) single family residential lots. The petitioner is seeking a re-plat approval of +/- 0.96 acres of land to accommodate five single family residential lots. The site is currently 1 lot on the +/- 0.96 acres, the new re-plat would be 5 lots on the +/- 0.96 acres. Historically it is hard to determine changes due to the plot lines having been moved over the years, the current plat could be the original plat. The 5 new homes will comply with the current R3 zoning standards, no requirements will be grandfathered in. Staff recommends approval with contingent of redoing signature blocks.
- Petitioner(s) presentation –John Williams, owner & Greg Cantwell with CKW Land Surveying asked for any questions the board had of them.
 - Board had the following questions and they were answered by the Petitioner(s), J. Csikos, and N. Gabehart.
 - Will these be rental homes, size, and look?
 - No, don't plan for them to be rentals, there are the hopes to sell the new ones built. They will be 1200-1400 sq. feet "starter type homes". They will be comparable to most of the homes in Chad-Lo on appearance.
 - What is being torn down?
 - The home on the corner will remain. The replat is for the two "doubles" homes and they would be torn down around December 2017/January 2018.
 - Will they be vinyl?
 - That is undecided still. That is the usual go to option to use. It will be dependent on costs.
 - Will the new subdivision homes have to meet a brick requirement?
 - With this being a re-plat, the minimum amount of brick requirement would not apply.
 - Concern about fitting all 5 on the +/- 0.96 acres stated
 - How many letters went out?
 - 57 letters went out. Town manager also had phone calls on those letters and explained what the request was as well.
- G. Howard opened the public forum for comments. Concerns/Statements/Questions included –
 - Clarification again on the location and what is being torn down and what is remaining.
- N. Gabehart asked for the board to consider being impartial, not restrictive on the re-plat. Staff is trying to be consistent and fair, since the lot sizes meet all the zoning codes.

S. Burden made a motion to approve the petition of a re-plat as presented with the signature blocks being updated. A. Marker seconded the motion.

Passed 6-0.

Other Business:

- none

B. Temple made a motion to adjourn. S. Burden seconded. Meeting adjourned at 7:26 pm.

Passed by the Whiteland Plan Commission on this day 6th of February, 2018

Aye

Nay

Shawn A. Brock

Shawn A. Brock

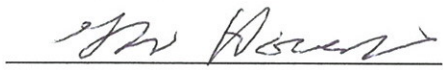
Tim Brown

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