

WHITELAND PLANNING COMMISSION

August 4, 2020

Council members present

Richard Hill, President	<u>X</u>
Gary Howard, Vice President	<u>X</u>
Eric Funkhouser, Member	<u>X</u>
Stephanie Harris, Member	<u>X</u>
Justin Lien, Member	<u>X</u>
Andy Marker, Member	<u>X</u>
Josh Wade, Member	<u>X</u>

Other town officials present

Julia Meece, Deputy Clerk (Secretary)	<u>X</u>
Norm Gabehart, Town Manager	<u> </u>
Carmen Parker, Community Develop.	<u>X</u>
Stephen Watson, Town Attorney	<u>X</u>

Call to order:

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

Roll call & Determination of Quorum:

- All Present and Quorum requirements reached

Approval of Minutes:

- G. Howard made a motion to approve the June 2, 2020 minutes as presented. A. Marker seconded the motion. **Passed 4-0-3**
(R. Hill abstained due to being absent, while S. Harris & J. Lien abstained due to not being on board yet)

Swearing In:

- S. Watson completed the swearing in at 7:02 pm

Communications/Reports of Committee:

- N. Gabehart reported that the town is still growing greatly during this Nationally trying time. There was a 12% residential growth from 2019-2020 per the County Assessors report that came out this week and still averaging \$250,000 per home and new subdivisions are showing an even higher average for Briar Creek and Saddlebrook subdivisions. Cooper Tire & Amazon announcements have been officially made now. Looking forward to how much more the town will continue to grow and the premier projects coming in the future.

Old business:

- None

New business:

- **Public Hearing for Case 20-ANX-09: Annexation – East side of Emerson, north of Tracy Road**
 - C. Parker presented case 20-ANX-09 for annexation of approximately 72.11 acres into the Town of Whiteland that is located east of Emerson Ave and north of Tracy Rd. Petitioner is Howard Management Company, LLC, Shelby D Howard III, Shelby & Tonya Howard Properties. Staff recommends that the proposed annexation be given a favorable recommendation to the Town Council.
 - Eric Prime, attorney for the Petitioner, stated that they are here tonight asking for an annexation into the Town of Whiteland. The property is bordered by multiple municipalities and is currently zoned Johnson County I-1 and Johnson County R-2. There are 2 residences on a portion of the acreage with the remainder being currently vacant and undeveloped. The applicant is not proposing any development at this time. The applicant

requests the annexed parcel be zoned comparable to the Johnson County zoning classifications previously stated, suggestion to Town to be I-1 or R-1 zoning. This annexation request is consistent with the vision of the Town of Whiteland Comprehensive Plan. The applicants are anxious to be apart of the town and able to receive Town services.

- There were no questions by the board.
- R. Hill opened the Public Hearing at 7:14 pm. No Public present to speak. Closed Public Hearing at 7:14 pm.
- R. Hill made a motion that case #20-ANX-09 for a petition for Annexation of approximately 72.11 acres, known as the Howard Management Company, LLC, Shelby D. Howard III and Shelby & Tonya Howard property, generally located along Emerson Avenue south of Pushville Road and north of Tracy Road, which is contiguous to the Town of Whiteland, Johnson County, Indiana as set forth therein, receive a favorable recommendation from this Commission to the Whiteland Town Council and that the same be certified to the Whiteland Town Council in the form presented. A. Marker seconded the motion. **Passed 7-0**
- **Public Hearing for Case 20-P-10: Primary Plat – Whiteland Commons, East side of US 31, south of Country Wood Drive**
 - C. Parker presented case 20-P-10 for Primary Plat approval of 6.596 acres zoned C-2 Commercial for Whiteland Commons Commercial Subdivision. Petitioner is Convenience Center, LLC. Staff recommends approval of the Primary Plat as presented.
 - Paul Maurer, of Maurer Surveying, stated that they are here tonight seeking approval of the primary plat for a 2 lot/1 block commercial subdivision located south of Country Wood Drive and east of US 31. They are seeking to plat a commercial area at the corner of US 31 and Country Wood Drive. This will help clean up access, drainage and such for this area and meets with the Subdivision Control Ordinance for commercial subdivisions. There were about 91 notices sent out for the Public Hearing requirements. Of those 91 notices, only received 1 phone call with questions on plans for landscaping and mounding to remain between location and the residential subdivision.
 - Board had the following questions and they were answered by the Petitioner –
 - Will access be only from Country Wood Dr? Entrances for Block 2 be located?
 - There will be two entrance places, it can be accessed from US 31 and also from Country Wood Dr.
 - What is current zoning?
 - Currently zoned C-2 Commercial and the adjacent lots, upon which Advanced Auto and Jessen Funeral Home are located, already have crossover easements from 15 years ago.
 - Questions received from Public Hearing Notices, was it in regards to behind block A?
 - Yes, the fence is property of the subdivision and will stay. They will be putting in more buffering as well.
 - R. Hill opened the Public Hearing at 7:23 pm. No Public present to speak. Closed Public Hearing at 7:23 pm.
 - R. Hill made a motion for approval of case #20-P-10 for the Primary Plat for Whiteland Commons Commercial Subdivision because it meets the Town of Whiteland's Subdivision Control Ordinance and Zoning Ordinance guidelines as presented. E. Funkhouser seconded the motion. **Passed 7-0**
- **Case 20-P-08: Final Plat – Project Hercules**
 - C. Parker said that case 20-P-08 is the final plat for what we call Project Hercules, the Cooper Tires development location. They are asking for a final plat approval, but they are not subdividing that land. This plat defines the right of ways and it is not required for there to be a public hearing. Staff recommends a motion to approve a Favorable Recommendation to Town Council from the board tonight.
 - S. Watson reminded that by definition this is an “exempt subdivision” for the control ordinance and doesn't technically require a favorable recommendation by this board or go

thru the normal plat approval process that other subdivisions are required. But since the signature of the Planning Commission President is need on the plat plans, we thought it would be best to present it to the board tonight.

- Board had the following question and it was answered by the C. Parker -
 - This plat plan is defining easements?
 - Correct, the right of away easements that are generally located on Whiteland Rd and on Graham Rd.
- N. Gabehart also reminded that as previously passed by this board, it is not required to have the board review this final plat, but we thought it would be good to keep you engaged and be able to ask questions. The main issue and significant points on this final plat are that Project Hercules is running the gravity sewer line from the lift station out east and will be running along the right of ways for this project, as well as a 12-inch water line in these easements. Also defines entrances, emergency access points & trailways.
- A. Marker made a motion to approve a favorable recommendation from this Commission to the Whiteland Town Council for case #20-P-08 for Final Plat – Project Hercules as presented. J. Wade seconded the motion. **Passed 7-0**
- C. Parker also notified the board that August 18th is the official ground breaking for Cooper Tire. Invites will be coming out soon. R. Hill asked when is their target date for being operational. C. Parker stated that their target date is January 2021.

Other Business:

- N. Gabehart stated that the town has really grown with annexation requests. There have been approximately 350 acres petitioned wanting to come into the Town. There is also a new local company that is showing interest in the Whiteland due to outgrowing their current location.

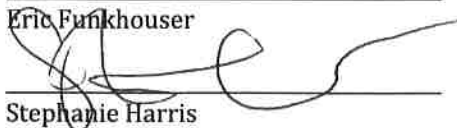
R. Hill made a motion to adjourn. G. Howard seconded. Meeting adjourned at 7:40 pm

Passed by the Whiteland Plan Commission on this day 1st of September, 2020

Aye



Eric Funkhouser




Stephanie Harris

Richard Hill, President



Gary Howard, Vice-President



Justin Lien



William A. Marker



Josh Wade

Nay

Eric Funkhouser

Stephanie Harris

Richard Hill, President

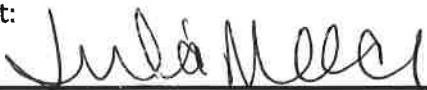
Gary Howard, Vice-President

Justin Lien

William A. Marker

Josh Wade

Attest:



Julia Meece, Deputy Clerk, Secretary

