

## WHITELAND PLAN COMMISSION

June 7, 2016

Richard Hill called the meeting to order a 7:02 pm

Pledge to the Flag

Roll Call:

- **Present:** Board members Andy Brock, Andy Marker, Gary Hoard, Byron Temple, Steve Burden, Richard Hill
- **Absent:** Board member Tim Brown
- **Others Present:** Dan Cartwright-Community Development, Rusty Snyder-MS4 Coordinator/Building Commissioner, Norm Gabehart-Town Manager, Stephen Watson-Town Attorney, Debra Hendrickson-Clerk Treasurer, Julia Meece-Deputy Clerk Treasurer

Minutes from Last Meeting:

- Gary Howard made a motion to approve the minutes from May 3, 2016. Richard Hill seconded the motion.  
**Passed 5-0-1**  
(Abstained – S. Burden)

Old Business:

- Docket 16-P-01 Re-Plat Amendment for Millstone Subdivision, Sections 2,3, & 4 – Finding of Facts
  - D. Cartwright presented Finding of Facts for re-plat amendment. Findings of Facts to be in order for Ordinances sections 154.41 and 154.44. Reviewed development plan and found plan designs' support the Code of Ordinances. Asking for board to accept these Findings of Facts. After approval is given, then developer will proceed thru the building permit process and submitting construction drawings for approval.
  - Board questions/concerns on the Finding of Facts included -
    - 2<sup>nd</sup> entrance added/corrected from concerns at last meeting that were brought up?
    - Considering a lot to be a park/rec area
    - Builder will be complying with current concrete pipe requirements the town currently has in place
    - Types of trees, shrubs and landscaping items used
    - Buffer Zones between project and surrounding properties
    - Required to provide petitioner letter stating conditions of approval citing the entrance issue, park issue, etc.
  - D. Cartwright addressed questions/concerns and stated that 2<sup>nd</sup> entrance will be included in the construction drawings and will be a normal in and out entrance. It will also be a permanent entrance until vacated when development est of subdivision is completed. The park/rec area will be listed on the construction drawings as well. It is correct that they will be using concrete pipe and dimensional shingles for this project. The landscaping has not been finalized yet, this will come at a later date, after construction drawings are submitted. And the tree line for surrounding properties will be protected as much as it can be, with

exception to utility needs in the easement. Also confirmed that the letter was sent out as needed

- Resident asked a question about who the developer is for this project
  - R. Hill stated that Arbor Homes is the developer
- Andy Marker made a motion to approve re-plat amendment. Gary Howard seconded the motion.

**Passed 6-0**

- Docket 16-Z-02 Shingle Amendment to Zoning Ordinance
  - D. Cartwright presented proposal again tonight for public hearing that is required. This is to change architectural standards of new construction roofing requirements for all residential units, apartment units, & business units. If shingles are used on the unit, then it needs to be dimensional shingles. In the case of a re-roof situation, any existing home that has 3 tab shingles, they can choose to replace it back with 3 tab shingles if its a 100% re-roof, but a re-roof on apartments or commercial/business units, requires it to be re-roofed with dimensional shingles for 100% re-roof. Metal roofs are still an option to use in any construction project, this amendment applies to only those projects that choose to use shingles in their build.
  - S. Watson stated that there have been staff & attorney talks about the requirement to upgrade to dimensional shingles in a re-roof situation. It is open to the board to strike these sections from the proposal. The sections include D from subsection 156.101, C from subsection 156.117, C from subsection 156.131, and C from subsection 156.146. Striking these would change to proposal to being limited to new structures. If the sections are struck, in a re-roof situation, these units could have the option to put 3 tab or dimensional shingles up for the replacement, even if they had 3 dimensional at the time of new construction.
  - D. Cartwright stated that the reasoning for this is to develop a higher standard for the architectural standards in the Town of Whiteland and help eliminate the past problems in using 3 tab shingles on projects. Dimensional shingles are heavier and isn't affected by the wind as much.
  - Public hearing opened to public after being sworn in -
    - Do other towns have a standard business practice they follow that is in relation to this amendment?
      - S. Watson answered that he is not aware of other municipalities that have a shingle requirement, but do have other build requirements that are standards to follow.
    - What is the cost difference between the 3 tab and dimensional shingles? And will insurance cover the replacement of the upgrade?
      - D. Cartwright answered that this is a very incidental cost.
    - Public hearing closed at 7:24 pm
  - Richard Hill asked for a motion to first vote on omitting D from subsection 156.101, C from subsection 156.117, C from subsection 156.131, and C from subsection 156.146. Steve Burden made a motion to omit the above sections from the proposed amendment prior to voting on it being sent to Town Council. Gary Howard seconded the motion.

**Failed 2-4.**

(YES- B. Temple, S. Burden; NO- G. Howard, R. Hill, A. Brock, A. Marker)

- Gary Howard made a motion to present the proposed amendment to Town Council as presented with a favorable recommendation. Andy Marker seconded the motion.

**Passed 6-0.**

New Business:

• Docket 16-Z-01 Zoning Map Amendment 1725 N Graham Rd

- D. Cartwright presented request for rezoning a parcel of land from R-1 to I (industrial). Petitioner looking to get zoning changed to operate new business in the garage facility on the parcel of land. One of the staff concerns is regarding the drive that will be put in to not affect a drainage pipe area on the parcel. All legal requirements have been met as needed.
- Board asked about current use of the structure and if the structure will be modified at all from its current size.
  - D. Cartwright stated that it is currently used to house race cars, other uses of it by the current owner are unknown at this time. The facility will not be changed on the outside by the new owner, petitioner will address other changes in his statement.
- Public hearing opened to the public after being sworn in -
  - Aaron Stidham (petitioner) presented proposal to create a multi sport training facility at this location. There would be renovations to the inside of the facility with batting cages, pitching lanes, and a basketball court. Outside would be updating paint and logos. Age ranges of those trained would be from 8 to 18. Want to provide a positive environment to learn and grow in sports for those on the south side of Indianapolis.
  - Public and Board questions to petitioner include -
    - Is there a focus on Whiteland athletes?
    - Any future expansions of the existing building or building a new facility if the business should really grow or take off?
    - What is the potential of kids walking to the facility's location?
    - Resident in support of this facility being available to the children in this area, due to currently having to go elsewhere for these types of training services
    - Any other sports offered besides baseball, softball and basketball? Like soccer?
    - Why the need to be zoned industrial not commercial? Will this open up for others to become industrial zoning also?
    - Parking an issue or future concern?
  - A. Stidham addressed questions/concerns. There are current working relationships started in the Whiteland and surrounding areas. The site does allow for options to expand on the property if needed, but this is not their "full time job" so they don't foresee a need for this right away. Focus is not to add additional sports at this time. There are not a lot of residents in the surrounding location, so they don't foresee this being an issue. There is adult supervision provided for the kids there at the time of training and kids would most likely be transported by their parent/guardian.
  - D. Cartwright and N. Gabehart addressed the zoning change question. The current area is used as more of an industrial area, even though it is currently zoned residential, not industrial. It is "grandfather" typed in from when the town annexed it in. Also, the use of his facility fits the industrial zoning requirements. If the ground in that area is ever sold or usage changed, it would need rezoned in the future also. Parking and driveway will follow the current building permit process and will have inspection done on it.
  - Public hearing closed at 7:51 pm
- Richard Hill made a motion to present the proposed amendment to Town Council as presented with a favorable recommendation. Bryon Temple seconded the motion.

**Passed 6-0**

- Docket 16-P-02 Johnson Memorial Medical Office Bldg Development Plan Approval
  - D. Cartwright presented development plan approval. These are not the building's floor plans, just the development plans of the area. Provided Tech Review committee notes regarding this plan. No building construction currently done yet, until the development plan is approved. Front of building will face the south (or Whiteland Rd).
  - S. Watson reminded board that they have to specifically address that there are 11 findings of facts criteria that need to be satisfied. The 11 areas include:
    - 1) development plan is consistent with the Town of Whiteland's comprehensive plan; 2) development plan does not cause a hazard or unsafe condition on existing or proposed streets' point of access; 3) development plan does not cause existing or proposed streets' to exceed capacity or cause excessive traffic congestion; 4) development plan dedicates necessary right a way for future expansion of perimeter roads as indicted in the trough fare plan; 5) development plan creates a safe environment for pedestrians and non motorized vehicles to safely move about the development and to connect to perimeter pedestrian facilities; 6) development plan arranges buildings and structures appropriately for function and ascetic appeal; 7) development plan is compatible with surrounding units or zoning districts or is designed to effectively and appropriately buffer or transition to surrounding units or zoning districts; 8) development plan satisfies the applicable design and development standards of the zoning code; 9) development plan satisfies the applicable design and development standards of chapter 154 which is the subdivision control ordinance; 10) the development plan satisfies the applicable design and development standards of chapter 153 which is the sign ordinance; 11) the development plan satisfies the applicable design and development standards of chapter 150 which is the building code
  - Public hearing opened to public after being sworn in -
    - Chris Wiseman, project engineer for the site, stated that he stood and was sworn in just to answer any questions there may be, but has nothing to state or present tonight
    - Board & Public had the following concerns -
      - Drainage in parking lot an issue?
      - Fence to be around parking lot on West and South side? Around building as well?
      - Entrances and Exits?
      - What does the final building look like?
        - C. Wiseman stated that there is not one in this packet at this time
      - Completion date/time frame?
    - D. Cartwright stated that all 11 finding of facts criteria have been satisfied. He also stated that there are underground detention installed under the parking lot to prevent drainage issues from occurring. Fence is just around the parking lot, on the West and North sides of the lot. This was an error on the tech review notes. Fence will not be behind the building itself. Entrance and exit to US 31 will remain as it is currently, there will be 2 additional entrances to the area on Whiteland Rd to the parking lot. The visual appearance is very first class with stone and masonry. Builder's plan is to have facility completed by the end of the year, with servicing the public to follow soon after.
    - Public hearing closed at 8:08 pm
  - Richard Hill made a motion for final approval of the JMH development plan. Andy Brock seconded the motion.

**Passed 6-0.**

Community Development Coordinator Report:

- D. Cartwright updated the board on status of active projects -
  - The roundabout at Whiteland Rd & Graham Rd is in the final stages of clean up. It will be opened on Friday of this week.
  - Johnson Memorial Hospital is going thru building process now.
  - Millstone subdivision is in design phase. Construction drawings will be submitted in the next few weeks.
  - Assisted Living Facility may be coming back on track. Nothing has been submitted at this time to the town, but property owner has made us aware that there are talks again.
  - New business to come for Whiteland of economic development.

Building Commissioner's Report:

- R. Snyder presented the board with information for the month of May 2016. There were 16 permits issued, 4 inspections completed and 0 permits for dwellings.
- Norm Gabehart (Town Manager) updated the board on additional status of active projects -
  - Town Council approved quotes for paving from Roundabout to Warrior Trail tonight at the special meeting held just prior to this meeting.
  - Town is going to a "grand opening" for the roundabout to draw attention to it being the largest one in the county.
  - Hurricane Road overpass is being closed by the state for repairs starting on Monday.
  - Would like to go on record to commend Dan Cartwright, Rusty Snyder, & Reith-Riley construction for the progression of this project and the finished product of the roundabout
  - The town is getting a lot of hot calls on the new business to come to Whiteland. There is a mystery builder that is actively looking at 20 acres.

Richard Hill made a motion to end the meeting. Byron Temple seconded the motion. Meeting adjourned at 8:18 pm.



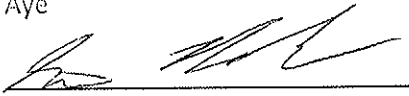
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Richard Hill, President  
Whiteland Plan Commission  
Gary Howard, Vice President

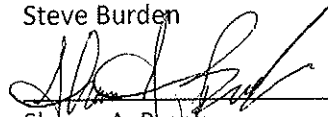
Passed by the Whiteland Plan Commission on this day 5<sup>th</sup> of July, 2016

Aye

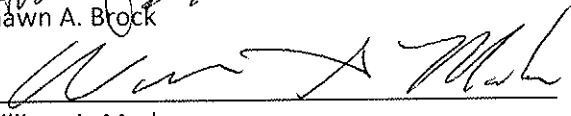
Nay

  
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Attest:   
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Julia Meece

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