

**WHITELAND PLANNING COMMISSION**  
**July 6, 2021**

**Council members present**

Gary Howard, President	_____
William A. Marker, Vice President	X _____
Tim Brown, Member	_____
Eric Funkhouser, Member	X _____
Justin Lien, Member	X _____
Byron Temple, Member	X _____
Josh Wade, Member	X _____

**Other town officials present**

Melissa Fraser, Deputy Clerk (Secretary)	X _____
Kevin McGinnis, Town Manager	X _____
Jessie Boshell, Community Development Director	X _____
Stephen Watson, Town Attorney	X _____

**Call to order:**

G. Howard called the meeting to order at 7:01 pm.

Pledge to the flag

Roll call & Determination of Quorum

All Present and Quorum requirements reached

**Reorganization:**

- Nominations for president
  - T. Brown nominated G. Howard for president and B. Temple seconded the motion  
**Passed 6-0**
- Nominations for vice president
  - T. Brown nominated W. Marker for vice president and G. Howard seconded the motion  
**Passed 6-0**

**Approval of Minutes:**

- W. Marker made a motion to approve the minutes from the June 1, 2021 meeting. G. Howard seconded the motion.  
**Passed 5-0, 1 abstained.**

**Communications/Reports of Committee:**

- None

**Swearing in for public hearing**

**Old business:**

- None

**New business:**

- 2021-SP-10 – Briar Creek Section 2
  - DR Horton request approval of Saddlebrook Section 2 Secondary Plat
  - Petitioner - Cheyenne Hoffa with DR Horton is present at meeting
  - J. Boshell provided location map and plat screenshots
  - Cheyenne Hoffa, DR Horton offered to answer any questions. Electric and gas will be ready by the end of the month for this section.
  - Staff recommends acceptance of the secondary plat of Section 2 of Saddlebrook Farms
  - Petitioner has provided necessary performance bonds for the section
  - BZA Board approves Saddlebrook Section 2 Secondary Plat and sends a favorable recommendation to the Planning Commission.
  - Planning Commission approves bonds.
  - W. Marker made a motion for a favorable recommendation for Case 2021-SP-05 and E. Funkhouser seconded the motion

**Passed 6-0**

- 2021-SP-05 – Briar Creek Section 3
  - Ryan Homes request approval of Briar Creek Section 3 Secondary Plat
  - Petitioner – Adam Mears with Gradison Land Development
  - Ryan Homes have received IDEM approval and they are in process and they are in process of getting us the bonds.
  - Bonds will be review by the S. Watson Town Attorney and Town Council prior to approval
  - J. Boshell provide location map and plat screens
  - Section meets all requirements
  - IDEM approval which we have in our possession.
  - Staff recommends approval and acceptance of the secondary plat of section 3 of Briar Creek
  - Petitioner will provide necessary performance bonds and Town Council will review and need to sign bonds and plat before release.
  - S. Watson suggests any approval from the Planning Commission will be subject to the provision of the bonds and proper paperwork provided to the Town Council before acceptance.
  - G. Howard made a motion to approve the plat for Case 2021-SP-05 subject to bond and W. Marker seconded the motion.

**Passed 6-0**

- 2021-SP-11 – Briar Creek Section 4
  - Ryan Homes request approval of Briar Creek Section 4 Secondary Plat
  - Petitioner – Adam Mears with Gradison Land Development
  - Section meets all requirements and we are waiting on the bonds to be approved by Town Council.
  - Bonds will be review by the S. Watson Town Attorney and Town Council prior to approval
  - J. Boshell provide location map and plat screens
  - IDEM approval which we have in our possession.
  - A. Mears with Gradison Land and Development they are working on the plat and the development. They understand they need approval from the Planning Commission on the plat before they can get the bonds with the correct date and ready for the next Town Council meeting.
  - S. Watson suggests any approval from the Planning Commission will be subject to the provision of the bonds and proper paperwork provided to the Town Council before acceptance.
  - G. Howard made a motion to approve the plat for Case 2021-SP-11 Section 4 and W. Marker seconded the motion.

## Passed 6-0

- 2021-Z-08 – Axis Group, LLC – Public Hearing
  - Request to rezone property
  - Petitioner – Don Humphrey
  - J. Boshell provided location map, current pictures of location, site plan and comprehensive plan.
  - Location is now Zoned R1
  - Petitioner received a use variance to allow outside storage back in 2019.
  - Petitioner requests rezoning of the property to I1 so they can build 2 structures.
  - Prior usage variance did not allow to build structures on the property.
  - They are seeking to build 2 structures together they will be just under 21,000 square feet. One will be occupied by the Axis Group and the other will be occupied by another tenant. This will make the area look nice and everything will be inside the building will also have office space.
  - The comprehensive plan calls for this area to be I1 which was intended for light industrial and office park use this request is within those limits. Use of the property is also in line with the surrounding area.
  - Staff recommends approval of 2021-Z-08 rezoning since this is within our comprehensive plan to rezone from R1 to I1. This will increase the overall aesthetic as there will be structures constructed and will house construction materials and office space, rather than outside storage of materials.
  - S. Watson stated the action for tonight is favorable recommendation, unfavorable recommendation or no recommendation to the Town Council.
  - Petitioner, Don Humphrey with Total Engineering Solutions Co. civil site engineers working on the project. D. Humphrey has not much to add to what J, Boshell stated but he is here to answer any questions.
  - D. Humphrey went on to say there will be 2 buildings, Axis Group will occupy one of them, and the material storage will still be used for outside but will be hidden by the buildings and so forth. Once this the rezoning is approved, we will be submitting plans for the buildings in the normal process for approval for the commercial development.
  - G. Howard inquired does the committee need to go over the plat variance
  - S. Watson said if they do not do any dividing of the property then it is handled at the staff level.
- Public Hearing opened 7:25 pm
  - T. Brown asked about the gravel parking lot and if it will be corrected, and it will be.
- Public Hearing closed 7:27 pm
  - S. Watson stated the action for tonight is to recommend a favorable, unfavorable recommendation or no recommendation to the Town Council.
  - T. Brown made a motion to approve rezoning of 2021-Z-08 and send recommendation to the Town Council. G. Howard seconded the motion.
- **Passed 6-0**
  
- 2021-P-09 – Whiteland 98 RE, LLC
  - Continued to August Plan Commission

### Other business:

- None

G. Howard made a motion to adjourn. W. Marker seconded the motion. Meeting adjourned at 7:30 pm.

Passed by the Whiteland Plan Commission on this day 3<sup>rd</sup> of August, 2021

Aye

Nay

TB  
Tim Brown

\_\_\_\_\_  
Tim Brown

EWK  
Eric Funkhouser

\_\_\_\_\_  
Eric Funkhouser

\_\_\_\_\_  
Justin Lien

\_\_\_\_\_  
Justin Lien

W. A. Marker  
William A. Marker

\_\_\_\_\_  
William A. Marker

Byron Temple  
Byron Temple

\_\_\_\_\_  
Byron Temple

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Josh Wade

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Josh Wade

Gary Howard  
Gary Howard, President

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Gary Howard, President

Attest:

Melissa Fraser  
Melissa Fraser, Deputy Clerk, Secretary