

**WHITELAND PLANNING COMMISSION**  
**December 01, 2020**

**Council members present**

Richard Hill, President	X _____
Gary Howard, Vice President	X _____
Eric Funkhouser, Member	_____ _____
Stephanie Harris, Member	_____ _____
Justin Lien, Member	X _____
Andy Marker, Member	X _____
Josh Wade, Member	_____ _____

**Other town officials present**

Ronda Cover, Deputy Clerk (Secretary)	X _____
Norm Gabehart, Town Manager	_____ _____
Carmen Parker, Community Develop.	X _____
Stephen Watson, Town Attorney	X _____

**Call to Order:**

R. Hill called the meeting to order at 07:01 p.m.

**Roll Call & Determination of Quorum:**

- Absent - S. Harris, J. Wade, E. Funkhouser
- Quorum requirements reached.

**Approval of Minutes:**

- G. Howard made a motion to approve the minutes from the October 06, 2020 meeting. R. Hill seconded the motion.

**Passed 4 to 0.**

**Swearing In:**

- R. Hill reviewed the rules for anyone wanting to speak on any of the cases tonight. All speakers were sworn in.
- R. Hill completed the swearing in at 7:05 p.m. for all public hearings tonight.

**Old Business:**

- None.

**Communications/Reports of Committee:**

- None

**New Business:**

- **Case #2020-P-22: Preliminary Plat – Saddlebrook Farms North**
  - C. Parker presented case #2020-P-22 Primary Plat Approval. The petitioner is requesting Primary Plat Approval for 221 lots consisting of 124 acres, which is part of a PUD. The petitioner is here to receive approval to plat the 221 lots. A Technical Review Committee was held on Tuesday November 17, 2020. A request was made to realign the property lines on a small sliver behind Lots 52-55 from future Town property. The developer's engineer suggested deeding that small sliver of land to the adjacent property owner which would alleviate the Town's responsibility to maintain this future park property and allow for the adjoining property owner to provide a trail connection point into the future park from his currently undeveloped property. The staff does recommend that the Advisory Planning Commission approve the primary plat and the application for Saddlebrook Farms North.



- R. Ellis, Weihe Engineering, representing DR Horton presented on behalf of Saddlebrook Farms North requesting for Primary Plat Approval and to answer any questions the Board may have.
  - R. Hill opened the floor for a public hearing.
  - There were no public speakers and the public hearing was closed.
  - R. Hill moved to make a recommendation that the Primary Plat Approval be approved as presented based on the staff recommendation. G. Howard seconded the motion.
  - **Passed 4-0**
- **Case #2020-AO-23: Proposed Zoning Ordinance Amendment to Revise the Uses Permitted Within the I-1 and L-1**
    - C. Parker presented a petition for #2020-AO-23 Proposed Zoning Ordinance Amendments to revise the uses permitted within the I-1 and L-1 zoning districts. This removes the old uses where there were no plans of using again and added in the custom zoning that have been used with all of the industrial development projects that have been presented to the Board over the last couple of years. This also adds in the perimeter buffering as well as the landscaping features. There was a slight change to the L-1, what has been proposed has been the I-1; there is one parcel in the town that is zoned in L-1, so we are going to have that revised as well to allow for flex space.
    - R. Hill opened the floor for a public hearing.
    - There were no public speakers and the public hearing was closed.
    - A. Marker moved to make a recommendation that the Proposed Zoning Ordinance Amendments for Case #2020-AO-23 be approved as presented based on staff recommendations. R. Hill seconded the motion.
    - **Passed 4-0**
- **Case #2020-P-24: Brightwell Industrial Park – Secondary Plat Approval**
    - C. Parker presented case #20-ANX-17. The petitioner is requesting a Secondary Plat Approval of a 1 lot/1 block Industrial subdivision consisting of 25.96 acres zoned I-1 and AG Commercial. This is the Secondary, nothing has changed from the Primary Plat that was approved. It has been confirmed that there is a 100-foot setback line, as discussed at our previous meeting in October and this has been updated on the revised Secondary Plat. This is the Brightwell Industrial Park, however the individuals petitioning to have this platted is ABC, LLC and they are purchasing only the northern 10 acres. The petitioner is asking for a waiver for the bonds that are typically required due to wanting to close on the property and wanting to know where all of the funding will be utilized. This is only a waiver until the closing of the property has taken place. It has been decided by the staff that no permits will be issued until they have come forth with the appropriate bonds for all of the public infrastructures. Staff supports what is being proposed and recommends an approval for the Secondary Plat.
    - M. Pickelsimer with Projects Plus, representing ABC Cutting, presented information regarding the petition for the waiver of the bonds and reiterated what C. Parker had stated. G. Howard presented the question to Mr. Pickelsimer, that the secondary plat is needed in order to purchase the property. R. Hill asked when the purchase would be completed. M. Pickelsimer stated that “if the approval is given at this meeting then I take the plat tomorrow to have it recorded at The Johnson County Recorder’s office.” M. Pickelsimer stated that “Mr. Brightwell will not extend beyond Thursday.”
    - R. Hill opened the floor for a public hearing.
    - There were no public speakers and the public hearing was closed.
    - A. Marker moved to make a recommendation that the Brightwell Industrial Park Secondary Plat be approved for Case #2020-AO-23 be approved as presented based on staff recommendations. R. Hill seconded the motion.
    - **Passed 4-0**



A. Marker made a motion to adjourn. R. Hill seconded the motion. Meeting adjourned at 7:55 p.m.

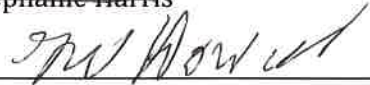
Passed by the Whiteland Plan Commission on this day 5<sup>th</sup> of January, 2020

Aye



Eric Funkhouser

~~Stephanie Harris~~



Gary Howard, Vice-President

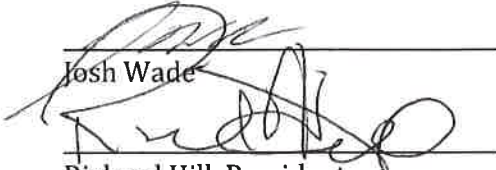
Justin Lien



William A. Marker



Josh Wade



Richard Hill, President

Nay



~~Eric Funkhouser~~

~~Stephanie Harris~~

Gary Howard, Vice-President

Justin Lien

William A. Marker

Josh Wade

Richard Hill, President

Attest:



Ronda Cover, Deputy Clerk, Secretary

