

New Whiteland Plan Commission

July 22, 2025

5:00 p.m.

President, Matt Gillock began the meeting at 5:03 p.m. Members present were Matt Gillock, Duane McCauslin, Jeff Weaver and John Perrin. Members not in attendance were Christy Ward and Hannah Sholders. Attorney, Lee Robbins was in attendance.

MINUTES:

Duane McCauslin motioned to approve the minutes from the June 17th, 2025 meeting as presented. Jeff Weaver seconded the motion. Vote was 4 affirmative

OLD BUSINESS:

There was no old business.

NEW BUSINESS:

GRADISON'S 2nd REQUEST FOR AMENDMENTS TO PRIMARY PLAT

Adam Mears with Gradison Land Development thanked everyone for allowing them to come back.

Adam Mears stated there have been some technical changes in the Townhome section and mentions the four items that changed.

1. Lennar is not building multiple buildings, modifications were made to allow for Fisher's products. Some depths were revised and three more lots were added. Lennar is still building the single family townhouses. Fisher is building the interior townhouses.
2. Changed some easements and added a rear easement to a few lots.
3. Adjusted some storm and sanitary.
4. Removed the dry pond, it is not needed.

Adam Mears stated they revised the water main to 12". They added a new sanitation connection to the north. They changed the curve table to align with the new townhome layout. They corrected a 35 ½' right of way to the townhome area. Those changes are what you have in front of you.

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Mark Gradison stated they will be staying off the gas line and the way they did that was to go to 11' lanes. Gradison shortened the tapers just a touch. Mark Gradison continued, that the pinch point is the culvert. The culvert is being replaced by the county. There is no way to add any pipe to the north of the culvert. Gradison made Whiteland Road with 11' lanes and a passing blister. Whiteland Road cannot go over the gas line.

Entry at townhomes is the same. Concerning the Sawmill Road entryway, Gradison modified taper to stay off church property.

Jeff Weaver asked if there will be residents while the culvert construction is going on? Mark Gradison replied he isn't sure, it's the highway department. They say they plan on starting construction sometime late spring or early summer of next year. They want six months to get their utility relocations done, then they will start. If that's the case, then it might be before customers move in. Possibly build models during the winter. It wouldn't be many people and there's still the entrance on Sawmill Road.

There was a lot of discussion about guardrails on the north and south side of Whiteland Road, by the culvert. It is a safety concern. FEMA is concerned with a 100 year flood and debris getting hung up on a guardrail. Are there any alternatives to a guardrail? Mark Gradison is asking, If the county won't allow guardrails, will the Town allow for some variation in the protection for traffic in lieu of guardrails? Bollards and 6' stand up curbs were discussed as an alternative.

John Perrin stated that the town's preference is guardrails. If because of county jurisdiction, a guardrail isn't practical, we will allow bollards or vertical curbs.

Attorney, Lee Robbins stated that in the event that you can't find an alternative to guardrails, then we're back to the entrance design on the original plat because that's the only place to go. That entrance design was approved on the original plat. This is coming together as we talk through it. If we're going to look at these

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plans, and the commission is to approve the amended plat with this revised entry design improvements and the condition to it is a guardrail. If a guardrail can't be approved by the other agencies, where does that leave us? You don't want to be down here every month. If one of those can't be provided then the condition can't be satisfied.

Lee Robbins stated that what we have right now is an approved plat showing a channelized turn lane. You're asking for something else to be approved instead of that. We're probably going to say, okay, but we have to have something there. Then we need to consider the possibility if they don't approve guardrails, what you are able to do. In the absence of something else, we're back where we started. Lee Robbins stated that we need something definitive in writing.

Adam Mears stated he would like the wording to be bollards, curbs or other approved measure and give the staff some ability to work on a solution. If we can't find a solution, then we may have to come back and ask for some relief and show the data that there is no possible way to do a channelized turn lane, if the county isn't going to allow the extension of the culvert.

Lee Robbins stated ,that procedurally, that takes us back to the starting point. Lee Robbins stated that he doesn't know how we can look further out than we are tonight. Lee Robbins told Mark Gradison, he always has the opportunity to come back here and ask for a change.

If guardrails are not allowed, then we are back at the approved plat with a channelized turn lane. You ultimately can propose something to the town in lieu of that and would have to be administratively approved by staff. Depending on Centerpoint, FEMA and uncontrollable pieces, Gradison may need to ask for some relief. John Perrin requests something in writing from Centerpoint if they do not move the gas line. So the Town has something to show why the gas line was not moved.

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Duane McCauslin asked Mark Gradison how comfortable is he that Centerpoint is going to react favorably? Mark Gradison replied, he thinks they will be positive. Duane McCauslin stated that currently we can't even do a blister lane. Lee Robbins asked Mark Gradison, will the county let you get right up against the culvert but not over it? Mark Gradison replied yes that sounds like what they are saying.

Matt Gillock mentioned that in the motion the board should say, dependent on Centerpoint. Duane McCauslin agreed.

Duane McCauslin addressed the Whiteland Road entrance. He wants everyone to be aware of what things they are asking for. There are some decreases in the distances from what our Construction Standards require. What Gradison has proposed, it works, it fits in there. This is the best possible solution. We are getting the blister lane. The taper back into it is 25' shorter. Those are things that are uncontrollable due to the bridge.

There is a 125' easement instead of 150' on the passing blister which is the south side of Whiteland Road.

John Perrin stated that for clarification, if a person is heading eastbound on Whiteland Road, people can turn left using a passing blister. Mark Gradison answered yes.

Matt Gillock asked Lee Robbins, if we have overlooked something, the PUD Ordinance is in affect? Lee responded, yes.

Cherie Purdy asked when are they going to cut the grass? Mark Gradison answered, it rained and once the development gets underway it will be mowed.

John Perrin made comment about the house that was 48 Sawmill Road. There have been teenagers spotted over there. No one wants a kid to get hurt. Adam

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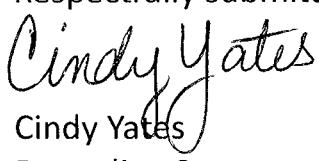
Mears said he thought the fire department was going to do more than they did and Gradison will address it by the end of the week.

The exposed foundation of the demolished house that was tore down on Whiteland Road, is suppose to be filled this week.

Lee Robbins offered how the motion should be worded. The motion would be to approve the preliminary plat of the Pleasant Creek PUD with the last revision date of July 22, 2025, subject to the conditions that if the guardrail shown on the plat along the south edge of Whiteland Road, near the entrance to the subdivision cannot be constructed because of lack of approval from other agencies with jurisdiction over this, that Gradison will propose alternatives that will meet the approval of the Town's staff. And the Plan Commission is delegating to the town staff and engineering authority to approve alternatives in lieu of guardrails. And on the condition that the changes are consistent with GRW's comment about second drive into the New Whiteland Wastewater Treatment plant, would be included in the construction plans. Lee Robbins asked if the 15' south side of grassy creek was included in those changes? Yes. And the asphalt has been added? Yes. Sidewalk has been added on this version and Saraina Lane is connected. Yes. Matt Gillock clarified that it is the north and south sides of Whiteland Road. John Perrin said, so moved. Matt Gillock seconded the motion. Vote was 4 affirmative. Adam Mears thanked the board. Duane McCauslin stated that he thinks the speed limit on Whiteland Road needs to be 30 mph. He is going to recommend that to the Town Council.

Matt Gillock adjourned the meeting at 5:48 p.m.


Approved By

Respectfully submitted,

Cindy Yates
Recording Secretary