

NEW WHITELAND PLAN COMMISSION
SEPTEMBER 26, 2023
7:00 pm
PUBLIC HEARING

President, Matt Gillock began the meeting at 7:00 pm. Members present were Matt Gillock, Duane McCauslin, John Perrin, Jeff Weaver and Christy Ward. Members not in attendance were Chris Gonfiantini and Hannah Sholders. Attorney, Lee Robbins and Zoning Administrator/Code Enforcement Officer, Bob Downey were both in attendance.

MINUTES:

John Perrin motioned to approve the minutes as presented from the last meeting. Duane McCauslin seconded the motion. Vote was 5 affirmative.

ADMINISTRATION REPORTS:

January 2023 through September 2023 Administrator Reports were given to the members.

OLD BUSINESS:

None

NEW BUSINESS:

Matt Gillock opened the Public Hearing.

Mike Hull with Grace Bible Church is petitioning to rezone two parcels of property. Mike Hull states that the church has been around for close to 20 years and they recently purchased the lot next to the current church location. After the property was purchased it was then realized that a House of Worship is not a permitted use in manufacturing zoned property. It was also realized that the current church is also located in manufacturing zoned property and technically is not permitted.

Mike Hull and Grace Bible Church is petitioning for both properties to be rezoned from manufacturing to GB2.

Attorney, Lee Robbins talks about the history of the property. When Westar developed this property, they developed New Whiteland Commons as industrial

and manufacturing. Lee continued that decades later the development didn't come together that way. The Town Hall was located at 401 Mooreland and we had a part time Zoning Administrator and no one paid attention that a church went in a manufactured zoned area.

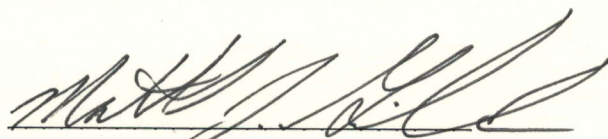
Attorney Robbins states that the Town of New Whiteland previously rezoned the four acre parcel that the Town Hall is on to GB2. By allowing the church to rezone this property to GB2 would make it uniform to other properties around this lot. This is a chance to catch up and get the zoning correct on how this property has developed.

John Perrin asked if they own the building? Mike Hull replied, yes. Duane McCauslin inquired about adequate parking. The required parking is not an issue to take up tonight, but he was just asking. Mike Hull replied that buying the newest lot was largely driven by parking needs. Parking is their biggest constraint.

There was no one in the audience and the Town has not received any letters addressing this rezoning petition. Matt closed the Public Hearing at 7:12 pm.

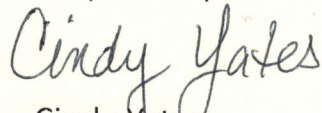
John Perrin motioned to approve the rezoning petition for the two lots belonging to Grace Bible Church. Christy Ward seconded the motion. Vote was 5 affirmative. Lee Robbins states that he will draft a resolution and get Matt Gillocks signature and send a favorable recommendation to the Town Council for their approval.

Meeting adjourned at 7:13 pm.



Approved By:

Respectfully submitted:



Cindy Yates

Recording Secretary