

NEW WHITELAND  
SPECIAL PLAN COMMISSION MEETING  
NOVEMBER 17, 2020  
6:30 p.m.

PUBLIC HEARING CONTINUED ON BROWNSTONE  
BEAZER HOMES

Chairman, Matt Gillock, began the meeting at 6:30 p.m. Members present were Jeff Weaver, Matt Gillock, John Perrin and Angela DeVoss. Zoning Administrator, Tim Guyer and Attorney, Lee Robbins were both in attendance. Duane McCaulin was not in attendance.

The Special meeting tonight is to hear about the Preliminary Plat for Brownstone/Beazer Homes.

**PRELIMINARY PLAT FOR BROWNSTONE SUBDIVISION:**

Lee Robbins states the review of the Preliminary Plat for Brownstone subdivision was scheduled at our regular Plan Commission meeting in October 2020. Because we discovered that there were some defects in the notice, we continued the hearing. Also, so notice could be sent again to surrounding property owners. We also needed to reschedule the Public Hearing far enough out so that notice could be resent and that has happened. Matt Gillock states there was a Tech Review meeting and there were only a few concerns. Beazer Homes will need to repave 75 West to the same standard that we held Lennar Homes to. None of the Checkpoint Agencies attended the meeting or submitted anything in writing. The sidewalks need to be rounded out at the curbs to comply with ADA ramp requirements. Tim Guyer states that the acceleration and deceleration lanes need to be consistent with Grassy Manor.

Lee Robbins states that the Secondary Plat approval will come later. And as long as it is presented the same as the Preliminary Plat, they are entitled to have it approved.

Mike Picklesimer with Projects Plus passed out the Preliminary Plat to all of the members. Paul Claire with Beazer Homes is the Vice President of Land Development. Paul Claire states that Brownstone subdivision contains 74 lots on 40 acres. Back in July of this year, the property was rezoned to RS3. Then it was approved by the New Whiteland Town Council on August 4, 2020. A Tech Review meeting was held on October 30, 2020. Paul Claire states he is here tonight requesting approval of the Preliminary Plat for Brownstone. Construction is expected to begin in the Spring of 2021.

Lee Robbins states that Beazer Homes will adhere to the Construction Standards. The Plan Commission may ask questions, impose conditions if you so desire. Lee suggests that the Declaration of Covenants and Plat Covenants be noted on the Plat. We try to let the Homeowner's Associations govern themselves. However, Lee Robbins wants the Town to have the option to enforce the Covenants if necessary. Historically the Town has not had to enforce the Covenants. Paul Claire agreed.



**PRELIMINARY PLAT FOR BROWNSTONE SUBDIVISION** (continued)

Paul Claire states that the lots to the creek will be common area. The Homeowner's Association will be established and a maintenance company will manage hiring contractors to mow and maintain the common area. Jeff Weaver asked about a drain tile that is going right through the subdivision. Paul Claire states that the drain tile was put in place in 1988. They will negotiate relocating it. The square footage of the Beazer Homes will be from 1800 to 3200 square feet not including basements. Paul is not sure about building basements due to the flood zone. Mike Picklesimer states there are only 10 lots that will have a 60' wide lot. The rest of the lots are larger. Some houses will have three car garages. Paul Claire states that Beazer Homes will begin construction as soon as weather permits, at the latest April 1, 2021.

John Perrin is concerned about Brownstone having only one entrance. Matt Gillock states that Brownstone will connect with Grassy Manor, so there will be two ways in and out of Brownstone. The intersection of 75 West and Tracy Road was mentioned about increased traffic and the danger of those two roads intersecting. Matt Gillock states that Duane McCauslin has been in contact with Johnson County and they have no plans to do anything at this time. Not to either intersections, which is 75 West at Whiteland Road and 75 West at Tracy Road. Johnson County also stated to Duane McCauslin that they do not want to change the speed limit from 40 mph to 30 mph. Matt states that Duane anticipates posting "reduced speed" signs.

There was no one in attendance from the public. The Public Hearing was closed at 6:50 p.m. John Perrin motioned to approve the Preliminary Plat for the Brownstone subdivision. Jeff Weaver seconded the motion. Vote was 4 affirmative.

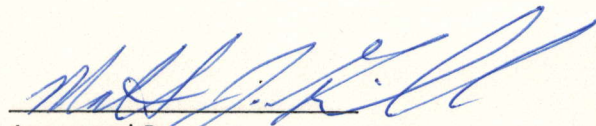
Attorney, Lee Robbins states that under the Subdivision Control Ordinance, the Plan Commission has discretion to have Beazer Homes come back to the Plan Commission or give our Zoning Administrator, Tim Guyer, authority to approve the Secondary Plat. It was decided that there is no purpose to have Beazer Homes come back to the Plan Commission.

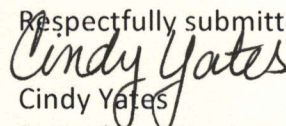
There was discussion that before the Secondary Plat is approved, Matt Gillock, Duane McCauslin and Tim Guyer will review it. A third party, engineering firm, will also review the plat. Performance Bonds will need to be submitted to Lee Robbins. Jeff Weaver asked who reviews the As Builts. Matt answered that he, Tim Guyer and Duane McCauslin review them. Matt also states that Wessler Engineering has reviewed plans in the past.

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**PRELIMINARY PLAT FOR BROWNSTONE SUBDIVISION** (continued)

John Perrin motioned to delegate authority to Tim Guyer to review the Secondary Plat and be sure it is consistent with the Preliminary Plat and approve it. There is no other meeting necessary. Matt Gillock seconded the motion. Vote was 4 affirmative. Meeting adjourned at 6:58 p.m.

  
Approved By:

Respectfully submitted,  
  
Cindy Yates  
Recording Secretary