**NEW WHITELAND**

**PLANNING COMMISSION**

**February 27, 2018**

**7:00 p.m.**

Members present were Marshall Walker, John Perrin, Matt Gillock, Chad Waltz and Duane McCauslin. Member Dennis Montgomery was not in attendance. Attorney, Lee Robbins and Zoning Administrator, Tim Guyer were both in attendance.

**ELECTION OF OFFICERS**:

Lee Robbins began the meeting since Scott Alspach’s term expired and he is not going to continue on the board.

Chairman:

Lee asked for nominations for Chairman. Duane McCauslin nominated John Perrin for Chairman of the Plan Commission. Marshall seconded the motion. There were

no other nominations. Vote was 5 affirmative.

Vice Chairman:

John Perrin nominated Marshall Walker. Matt Gillock seconded the motion. Vote was 5 affirmative.

**MINUTES**:

Matt motioned to accept the minutes as presented from the last meeting, which was April 2016. Marshall seconded the motion. Vote was 5 affirmative.

**OLD BUSINESS**:

None

**NEW BUSINESS**:

Mr. Taranbir Singh, 2568 Cormorant Drive in Greenwood, is here tonight to see if his proposed trucking business is a permitted use in GB2. He is looking to purchase land from Mike Wood, located on Hawthorne Bloom. The business would be a semi truck repair shop and semi truck parking.

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**NEW BUSINESS** **/ SEMI TRUCK BUSINESS** (continued)

Tim Guyer states that he spoke to a lady and she mentioned truck washing. Mr. Singh states that the idea of washing trucks has been dropped.

Tim Guyer states that he asked for a written plan of what they are proposing and basically got a short note. Tim is not really sure what they are asking for. What is involved beyond truck repair?

Mr. Singh states that the property would be used mainly for 18 wheel semi truck parking and truck repair. There would be around 50-60 trucks parked there on a two acre parcel. This would serve the independent truckers. There would be numbered parking spots. The trucker would drive their personal vehicle to the lot and get their 18 wheeler. Mr. Singh proposes to fence the area because some trucks are loaded with valuables. Business hours would be from 8:00 am to 5:00 pm. Marshall asked about lighting. Mr. Singh replied there will be lighting and security.

John Perrin asked if there would be a building on the property. Mr. Singh replied yes. The board asked if there is any existing business that is similar to what they are wanting. Mr. Singh states that his business would be comparable to Love’s Truck Stop on Whiteland Road.

Marshall asked if there would be a fuel area? Mr. Singh replied, no. Marshall also asked if he is a trucking business? Mr. Singh replied he has two trucks and the other gentleman in the audience has a truck.

John Perrin states the town needs more information. Lee and I were looking at the permitted uses to see if this type of business is a permitted use in GB2.

Lee Robbins states that if the Plan Commission deems that his proposed business is comparable to “fleet vehicle storage”, that use is not permitted in GB2 zoning.

The Town doesn’t really have anything for big truck repair. Car/vehicle repairs are listed. Lee states that Mr. Singh can file a variance and go before the Board of

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Zoning Appeals or the Plan Commission can interpret the ordinance and find a use close enough to what he is proposing. Lee also states that the Plan Commission members can’t make an interpretation tonight based on what little information they have available to them. We can provide you with a copy of the permitted uses. Everyone will look at the description of your proposed plan and see if it fits any of these permitted uses. This will be continued until the March meeting. And then a decision can be made.

Chad Waltz asked Mr. Singh, how many bays will there be? Mr. Singh states there will be no bays, no docks and no loading, just outside parking and some repair. Mr. Singh states that the parking spaces would be numbered. John Perrin asked if he anticipates any repair work outside. Mr. Singh replied, no. Mr. Singh states that the proposed business will be a business where truck drivers can park their semi’s. This subject will be continued to the next Plan Commission meeting.

**CUB SCOUT PROJECT/BRANDON**

Brandon approached the board asking them to waive the permit and inspection fees for a second concession stand at the south end of the girl’s baseball diamonds, located on Sawmill Road. This will be for the Clark Pleasant School Corporation. There will be no running water. There will be electricity. 84 Lumber is donating half of the materials for the project.

Lee states there must be a building permit with the necessary inspections. Lee states that ultimately the Town Council is the authority to waive any permit fees. The Town Council waives the fees, but they respect what the Plan Commission recommends.

The size of the concession stand will be 8’ x 10’, like a shed. And it will be on public property. Electricity will come later from the school corporation. Tim Guyer states that a footer is necessary, otherwise it could blow over in high winds. Tim states there would a footer inspection, a framing inspection and a final inspection. Tim also states that he will do the inspections for free.

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**NEW BUSINESS** **/ CUB SCOUT PROJECT/BRANDON** (continued)

Chad Waltz motioned to waive the fees. Duane seconded the motion. Vote was 5 affirmative. John Perrin states that he appreciates Brandon doing this project.

Meeting adjourned at 7:49 p.m.

 Respectfully submitted:

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Cindy Yates

Approved By: Recording Secretary