NEW WHITELAND PLAN COMMISSION

MAY 24, 2016

7:00 pm

Scott Alspach began the meeting at 7:00 pm. Members present were Scott Alspach, Marshall Walker, Frank Telakowicz and Wendell Johnson. Members not in attendance were Jeff Weaver and John Perrin. Attorney, Lee Robbins and Zoning Administrator, Tim Guyer were both in attendance.

**MINUTES**:

Wendell motioned to approve the minutes as presented. Frank seconded the motion. Vote was 4 affirmative.

**ADMINISTRATOR’S REPORT**:

Eight building permits were issued this month, totaling $280,700.00.

**OLD BUSINESS:**

**SCENIC CONSTRUCTION / TONY BIASI**

Tim Guyer states that the final plat has been submitted, notices were filed. Now it is up to the Plan Commission to approve the final plat and let Mr. Biasi move forward. Lee Robbins states that the Plan Commission needs to confirm that the final plat conforms to the preliminary plan with any imposed conditions. Lee Robbins states that it is up to Tim Guyer to approve future development on this 14 acre tract.

Frank Telakowicz asked Mr. Biasi about his business. Mr. Biasi states that he is using 3 ½ acres for his business. The building will be an L shape and he showed the members a picture of the proposed building. Mr. Biasi states he is planning on a 50’ – 70’ set back, that will be a decent distance back on the property. He will not be right on the building set back.

There were no further concerns or questions. Frank Telakowicz motioned to approve the final plat for Scenic Construction. Marshall Walker seconded the motion. Vote was 4 affirmative. Scott Alspach, Tim Guyer and I all signed the final plat, so it can now be recorded.

**PERMITTED USES**:

It was discussed at the last meeting about expanding the permitted uses in order to have a variety of categories. Lee had handed out some suggestions on permitted uses from Brownsburg. It was decided to come back to the next meeting, which will be June 28th, with recommendations. The Plan Commission board can study it and narrow it down. Or there could be 2-3 people work on it and come up with the additional uses.

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**NEW WHITELAND COMMONS ZONING**:

It has come to the attention of the town that the two buildings and one vacant lot in New Whiteland Commons is zoned Manufacturing. This came to light when a lady called and asked me if a dance studio was a permitted use. Under the current zoning ordinances, I had to tell her no, it is not a permitted use. Following that, Allen Kirkendall came to the Town Hall to inquire about this. The next day two women from his office came to the Town Hall to look at our zoning ordinances. The day after that, Allen Kirkendall’s son came to the Town Hall. Tim Guyer happened to be in the office at that time and the matter was discussed.

It was discussed how Allen Kirkendall has never contacted the Town Hall about permitted uses for other businesses that are in his building. It was also discussed how none of those businesses in his building have ever obtained a building permit for the signs that are displayed and have been for years.

When the Town Hall was on Mooreland Drive, we didn’t pay much attention to what was going on in this area. In addition to the fact that no one ever called from Ohio Properties to ask about permitted uses, zoning or building permits.

There was some discussion about this being zoned manufacturing. The Plan Commission decided to have Lee Robbins send a letter to Ohio Properties stating that they need to petition to have it rezoned.

Meeting was adjourned at 8:05 pm.

Respectfully submitted:

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

Approved By: Recording Secretary