

NEW WHITELAND PLAN COMMISSION

OCTOBER 22, 2024

7:00 p.m.

PUBLIC HEARING

President, Matt Gillock began the meeting at 7:07 p.m. Members present were Matt Gillock, Duane McCauslin, Chris Gonfiantini and John Perrin. Members not in attendance were Christy Ward, Hanna Shoulders and Jeff Weaver. Zoning Administrator, Tim Brown was not in attendance. Attorney, Lee Robbins was in attendance as well as Zoning Administrator, Bob Downey.

MINUTES:

Duane McCauslin motioned to approve the minutes to the previous meeting as presented. John Perrin seconded the motion. Vote was 4 affirmative.

ADMINISTRATOR'S REPORT:

There were three building permits issued in the month of October. Total \$264,026.39.

OLD BUSINESS:

There was no old business to discuss.

NEW BUSINESS:

NEW MEETING TIME:

Duane McCauslin is open to suggestions on making the meeting time earlier. Matt Gillock states he will send out an e-mail to the current Plan Commission members and get their opinion.

PLEASANT CREEK / PUD REZONING REQUEST AND PRELIMINARY PLAT APPROVAL:

President, Matt Gillock, opened the Public Hearing at 7:10 pm. This Public Hearing is to review the Preliminary Plat for Pleasant Creek, submitted by Gradison Land Development.

Adam Mears with Gradison Land Development is present. Gradison Land Development is located at 6330 East 75th Street in Indianapolis. Mr. Mears stated that they originally filed for a PUD Rezoning Request and a Preliminary Plat for the proposed subdivision, Pleasant Creek, to be heard tonight. The Town came back with comments and Gradison is still revising the Preliminary Plat. The revisions are in the final stage but the Preliminary Plat is not ready tonight to be submitted to New Whiteland.

Adam Mears asked to postpone the approval of the Preliminary Plat until the next available meeting or have a special meeting. The Plan Commission members spoke among themselves to come up with a date and make sure everyone will be available. It was decided to continue the Public Hearing until November 21st at 6:00 p.m. Attorney, Lee Robbins, states that no additional notice will be required. Lee Robbins continued, that notice of tonight's Public Hearing was sent to surrounding property owners and anyone who is interested would have showed up tonight.

PLEASANT CREEK / PUD REZONING REQUEST AND PRELIMINARY PLAT APPROVAL (cont'd)

Everyone at tonight's meeting are now being notified that the Public Hearing is being continued until November 21st at 6:00 p.m. The Town will post an agenda as always, within 48 hours of any meeting in order to comply with the Open Door law. John Perrin motioned to move the meeting to November 21st at 6:00 p.m. without additional notice being sent to surrounding property owners. Chris Gonfiantini seconded the motion. Vote was 4 affirmative. The four members present tonight, John Perrin, Chris Gonfiantini, Duane McCauslin and Matt Gillock all said they can make the November 21st Plan Commission meeting. Matt Gillock closed the Public Hearing on the Preliminary Plat of Pleasant Creek at 7:17 p.m. John Perrin stated that we can try meeting at 6:00 pm as an experiment and see how it goes.

President, Matt Gillock then opened the Public Hearing for the PUD Rezoning request for Pleasant Creek. Lee Robbins stated that the proposed subdivision, Pleasant Creek is located at the northwest corner of Sawmill and Whiteland Road. Gradison is presenting a Rezoning Petition to rezone that property to a PUD, which means a Planned Unit Development. The PUD would consist of single family homes with varied lot sizes and Townhouses. The houses will be built by Ryan Homes and Lennar Homes. The townhouses will be built by Lennar Homes. Adam Mears had a presentation on the overhead screen for the members and the public.

The property is scheduled to be annexed into New Whiteland on second reading at the November 6th 2024 Town Council meeting. Simultaneously the property is being rezoned to PUD at the same time the annexation is taking place. Tonight's meeting is about rezoning the property and for the Plan Commission to consider if the PUD is acceptable to the Plan Commission. The Preliminary Plat is a specific layout of the proposed subdivision. Tonight we will learn more details about their plans.

Adam Mears stated that this property is unique considering it is around a Wastewater Treatment Plant. He also stated that the PUD zoning will allow flexibility for various home styles and lot sizes. Pleasant Creek will have open space and a swimming pool. The entire parcel is currently valued at \$796,700. Upon completion the project will have a value of 124 million. There will be two builders, Ryan Homes will be building on the west side of the property. Lennar Homes will develop the east side of the property. They offer four to five different products. There will be an entrance on CR 500, which is Whiteland Road. . There will be 430 home sites. Adam Mears stated there will be 145 lots 52' wide. There will be 83 lots, 46' wide. And there will be 85 lots will be 54' wide. There is a provision that states no two same houses will be built next to each other. Adam Mears stated the price of the houses will be above \$300,000.00 and \$325,000.00, that is the average cost. Gradison showed the house products on the overhead screen.

PLEASANT CREEK / PUD REZONING REQUEST AND PRELIMINARY PLAT APPROVAL (cont'd)

At the southwest corner of Whiteland Road and Sawmill Road will be townhouses, both detached and attached. There will be 27 detached townhouses on the outside and 90 attached townhouses on the inside.

Adam Mears stated that these are long term leases. Houses will be for sale. It will not be a rental community, no short term rentals. They are all "For Sale" products.

Gradison is working through some of the Town's requests such as wider alleys. The maximum number townhouses was proposed to be 90, that will go down due to wider alleys. The Townhouses will have private streets and be maintained by a Homeowner's Association. They will not be public streets. There will be no parking on the streets in the townhouse area. The HOA will enforce that rule as well as take care of snow removal. There will be extra parking for guests at the townhouses.

Adam Mears stated they are working on a traffic study. A full traffic study will take place further down the road. Based off of a full traffic study, the traffic engineers will make requests. The Town will have a separate engineer review it. The traffic study will dictate what kind of road improvements will be required. Adam Mears stated that whatever the traffic engineers request, we're going to have to be committed to doing those things. Everyone will agree on the road improvements and then those improvements will be made.

Adam Mears stated there will be an 8' white vinyl fence and mounding around the Wastewater Treatment plant. Gradison is granting some ground to New Whiteland that is by the Wastewater Treatment plant. That ground is located close to Whiteland Road and can be used for storage. They have done a capacity test pertaining to the sewer capacity at the Wastewater Treatment plant and there is capacity for this proposed subdivision.

President, Matt Gillock called on people in the public audience.

Don Foley
589 W 500 N

He and his wife live on the southside of Whiteland Road. Is there any talk about replacing the bridge? And where is all the water going to go? Duane McCauslin replied that the bridge belongs to the County and there is no talk about replacing the bridge, that we know about. No water will go to his property. Any extra water would go into Grassy Creek.

Terry Rogier
311 Sawmill Road

PLEASANT CREEK / PUD REZONING REQUEST AND PRELIMINARY PLAT APPROVAL (cont'd)

The property being developed is a small condensed area and a proposed one hundred seventeen homes and one entrance and one exit on Sawmill Road, how can the Town handle the traffic? Mark Gradison replied that traffic is always a concern. A & F Engineer will do the traffic study and they will come back with traffic counts and how many trips will be made by each home. They will equate that information to what the road is going to look like. Mark Gradison stated that a roundabout is recommended at the intersection of Whiteland Road and Sawmill Road. That will help with congestion substantially. Mark Gradison also stated there will be an emergency entrance on Sawmill Road.

Terry Rogier asked if there is any talk about widening Sawmill Road? And if so, will they lose any of their property? Matt Gillock replied that any widening of Sawmill Rod would go to the west and onto this subdivision property.

Mike Rogier
311 Sawmill Road

Mike Rogier asked if the County has any plans to replace the bridge on Whiteland Road. Duane McCauslin replied that the County does not have plans to replace the bridge. Mike Rogier has concerns about heavy traffic bottlenecking on the bridge. What if there is an accident right at the bridge? Mike Rogier is not happy about the density of the townhouses. Mark Gradison replied that as a science thing, a bridge is a traffic calming device.

Matt Gillock stated that with this new development, Gradison will put sidewalks on the west side of Sawmill Road.

Jeff Sanders
New Whiteland Baptist Church
520 Sawmill Road

Jeff Sanders asked about the deceleration lane, will it come into the church's parking lot? Mark Gradison offered to speak with Mr. Sanders after the meeting and show him the details of the deceleration lane on Sawmill Road. Typically they are 20' x 20'.

Paul Tilberry
149 Sawmill Road

Paul Tilberry questioned why are the townhouses so close to Sawmill Road? He understands the developers want to maximize the profit, but he would like to see the townhouses reduced. It's too many townhouses for that small area. Can they reduce the number of townhouses? Mr. Tilberry would like to see pine trees or more nature, not the townhouses.

PLEASANT CREEK / PUD REZONING REQUEST AND PRELIMINARY PLAT APPROVAL (cont'd)

Adam Mears stated that he hears what everyone is saying, however this is the plan they are going with.

Kate Kerry
574 W 500 N

Kate Kerry stated that she guarantees there will be flooding from this proposed subdivision onto her property. Mark Gradison explained that with any new development, it is state statute that it cannot cause more run off water than before the development. Drainage calculations are required on all new developments. Then the Town of New Whiteland has a separate engineer review the drainage calculations. The engineers dictate what we can do. The drainage literally cannot change, that is required by state law. Multiple people look at the drainage calculations before anything is approved. Kate Kerry complained about previous subdivisions causing drainage problems on her property. Non one can speak to what happened before with other subdivisions.

Matt Gillock stated that this property is currently in the County and they already have it zoned, they don't have to change the zoning. The County could develop this property and the Town of New Whiteland would have no say or control over the development. If it's annexed into New Whiteland, then the Town does have say and control over what is developed. John Perrin supported Matt's statement and said, it is important to have some say and control. It would be a tremendous tax revenue for New Whiteland.

Attorney, Lee Robbins explained that the purchase from the owners is conditioned on everything being approved, but won't become affective until it is annexed. Then the rezoning will be accepted.

Ryan Wolfe
8 Hollybrook Dr

Ryan Wolfe stated that he understands that this property is currently in the County and the County already has the property zoned for residential. The development is going to happen no matter what we say or do. Ryan Wolfe asked, why is this happening before the Town has even annexed the property into New Whiteland?

Lee Robbins replied that is a fair question. Lee Robbins continued, often times, developers have contracted with the landowners for a particular project. The owners probably don't want to be annexed into town unless they know this development is going to be approved and the property is going to be sold. Lee stated that upon the property being annexed, the rezoning of the property becomes effective. It will all be simultaneously approved by the New Whiteland Town

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Council. Lee said it is not uncommon for this to happen when you have farm fields by folks who would rather stay where they are. At some point it becomes the right time to sell. And the different processes get bundled together. The development is condition on everything being approved. The Town Council considers the annexation of the property, but it won't become affective unless this proposed development is also approved. We are agreeing that upon being annexed, the rezoning of the property will become effective.

In order for the developers to benefit from municipal services and to be able to seek the kind of approvals they want, they have to know that all of that's going to be approved before the property owner will agree for the property to become part of the town.

Jeff Sanders
New Whiteland Baptist Church
520 Sawmill Road

Jeff Sanders stated that the church property has been dry for about 10 years. He is glad for management of the water and welcomes more management.

Matt Gillock closed the Public Hearing at 8:42 p.m. Lee Robbins stated as conditions of a favorable recommendation to commit on the record, there are things that Adam Mears has said that need to be in writing. Attorney, Lee Robbins asked Adam Mears if he is willing to make a commitment on record to the things he has mentioned in this meeting? Which are as follows:

- a) no short term rentals
- b) HOA will be professionally managed
- c) agree to make road improvements consistent with traffic engineer's recommendations
- d) the fence around the Wastewater Treatment Plant will be vinyl
- e) agree to dedicate additional ROW

After each condition that Lee Robbins read, Adam Mears answered, yes. Attorney, Lee Robbins asked Adam Mears if those commitments are agreeable to him? Adam Mears answered, yes. Matt Gillock asked Lee Robbins if everything else in the ordinance appears legal and binding? Lee Robbins replied yes.

John Perrin motioned to adopt Ordinance 2024-09 and send a favorable recommendation to the Town Council to adopt Ordinance 2024-09, to include the commitments that Adam Mears agreed to on the record and listed above.

Ordinance 2024-09 amends the New Whiteland Zone Map and approve the use and development of property as a Planned Unit Development. Attorney, Lee Robbins will prepare a

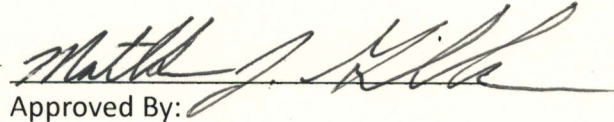
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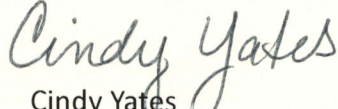
Resolution on conditions of the plat approval and send it to the Town Council for approval and signatures. Chris Gonfiantini seconded the motion. Vote was 4 affirmative. There was favorable recommendation and that will be forwarded to the Town Council.

In summary: The Preliminary Plat was not approved tonight. The Preliminary Plat for Pleasant Creek will be continued to a Special Meeting to be held on November 21st at 6:00 p.m. This is another opportunity to discuss the proposed subdivision. Attorney, Lee Robbins made sure that the audience knows the meeting has been continued until Thursday, November 21st at 6:00 p.m. Additional notice will not be required.

Meeting adjourned at 8:53 p.m.

Approved By: 

Respectfully submitted:


Cindy Yates
Recording Secretary