

NEW WHITELAND PLAN COMMISSION

April 25, 2022

7:00 pm

PUBLIC HEARING

President, Matt Gillock, began the April meeting at 7:00 p.m. Members present were Jeff Weaver, John Perrin, Matt Gillock and Duane McCauslin. Attorney, Lee Robbins was present as well as Zoning Administrator, Tim Guyer.

MINUTES:

John Perrin motioned to approve the minutes from the previous meeting which was held in October 2021. Matt Gillock seconded the motion. Vote was 4 affirmative. No comments or changes.

ADMINISTRATOR'S REPORT:

There were no questions or comments.

ELECTION OF OFFICERS:

John Perrin motioned to retain Matt Gillock as President and Duane McCauslin as Vice President. Jeff Weaver seconded the motion. Vote was 4 affirmative.

INTERPRETATION OF ZONING ORDINANCE

UNITED EXCAVATING & GENERAL CONTRACTOR:

Kolten Graber is here tonight to talk to the Plan Commission about bringing his business to New Whiteland. Kolten and his Dad, Trent Graber, started United Excavating & General Contractor about three years ago. Kolten states he is from a small southern town called Montgomery, Indiana.

He is interested in buying some property from Mike & Pam Wood. They have nine acres and want to divide it out to two parcels. Lee stated that will require platting approval from the Town.

Matt Gillock looked at the Permitted Use Schedule, Table A and an "Office, Construction Trade" is a permitted use in GB2 zoning. However, a Variance would be required to allow outside storage.

INTERPRETATION OF ZONING ORDINANCE (continued)

Lee Robbins states if we look at our Property Development Regulations for both GB1 and GB2, the Zoning Ordinance states that all uses and operations shall be conducted within completely enclosed buildings.

Outside storage was discussed. Jeff Weaver asked what kind of equipment do they have? Kolten replied box trailers, equipment trailers, some piping. They propose to install a fence around the whole property. Triaxles and dump trucks will almost always be on the worksites. Trent Graber states there will be no heavy repairs and no work for hire. Kolten Graber states that Lennar Homes is one of their biggest customers, them and M/I Homes. They also do a lot of commercial work. The biggest problem for them is overnight stays for their employees. Most of their employees live two and a half hours south of here. Kolten states they have about 15-18 guys that work for them. They would like to have space for them to stay at the shop overnight instead of going to a motel. It would be Monday through Thursday night and then they go home on the weekends. John Perrin asked how is it any different from a motel? And motels are a permitted use in GB2.

Lee Robbins asked how will it be set up? Kolten replied there would be 5 to 8 units/bedrooms, and they would share three different bathrooms. Everything will be built to code. Kolten states they propose to build a 60' x 80' shop. There will be no rent involved. Lee Robbins states there is an Accessory Dwelling listed on our Schedule A, Permitted Use Schedule. What you are talking about is an accessory to the principal business. An Accessory Dwelling is permitted in GB2. Lee also mentioned that a boarding house – for hire with or without meals is permitted. Attorney, Lee Robbins offered to write up a letter stating that an accessory dwelling is permitted in GB2 and have Matt Gillock sign it. Trent Graber stated that he would love to have a letter stating such.

Lee Robbins states that the platting process will take some time. A Public Hearing is required. Mike Wood needs to submit a preliminary plat to The Town of New

INTERPRETATION OF ZONING ORDINANCE (continued)

Whiteland. At that Public Hearing, Tim Guyer will be given authorization to accept the final plat if it is the same as the Preliminary plat.

If all the paperwork is submitted according to the Zoning ordinance, the Variance for the outside storage will be heard at the May 24th Board of Zoning Appeals meeting at 6:30 p.m.

The New Whiteland Plan Commission meeting will be at 7:00 pm on May 24th for the platting process. Lee will get Mike Wood the required paperwork.

REVISIONS TO PERMITTED USE SCHEDULE:

Matt Gillock opened the Public Hearing at 7:38 p.m. Lee Robbins presented the board members with the same Schedule of Permitted Uses with some additions highlighted in yellow. Somehow, House of Worship was accidentally omitted from the Permitted Use Schedule. That was an error. We need to do some housekeeping and add House of Worship to the list along with some other uses.

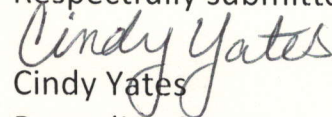
Some of the uses that were added were boarding house, home occupations, cemetery/mausoleum, fire/police station, house of worship, church, landscaping contractor, library, museum, nature preserve, public park, recreational field, rehabilitation clinic, public sewer treatment facility, animal care/grooming (no kennel), landscaping, retail materials and supplies, martial arts school, and medical clinic.

Duane McCauslin motioned to send a favorable recommendation to the Town Council to revise the Permitted Use Schedule, Table A. John Perrin seconded the motion. Vote was 4 affirmative. Matt closed the Public Hearing at 7:45 pm. Meeting was adjourned at 7:46 pm.

Approved By:



Respectfully submitted:



Cindy Yates
Recording Secretary