

**NEW WHITELAND PLAN COMMISSION
DECEMBER 27, 2022**

7:00 p.m.

PUBLIC HEARING

President, Matt Gillock, began the December meeting at 7:00 pm. Members present were Matt Gillock, John Perrin, Jeff Weaver, Christy Ward and Chris Gonfiantini. Member Duane McCauslin was not in attendance. Attorney, Lee Robbins was in attendance. Zoning Administrator, Tim Guyer was in attendance.

MINUTES:

John Perrin motioned to approve the minutes from the last meeting which was June of 2022. Jeff Weaver seconded the motion. Vote was 5 affirmative.

ADMINISTRATOR'S REPORT:

The members had 6 months of Administrator's Reports. No comments or questions.

NEW BUSINESS:

SKETCH PLAN FOR 557 SUNNY LANE / ELI SKINNER

Matt Gillock stated that Eli Skinner who resides at 557 Sunny Lane is here tonight for approval of his sketch plan.

Matt Gillock opened the Public Hearing at 7:05 pm.

Eli Skinner stated that he moved to 557 Sunny Lane in the Fall of 2022. In his sketch plan he is proposing to divide the eight acres into three separate lots. Two 3 acre lots and one 2 acre lot. He already has an existing house on the eight acres.

Attorney, Lee Robbins stated that Eli Skinner has the right to divide his ground up as long as he follows New Whiteland's Zoning Ordinances. Lee also stated that Eli Skinner has sent the required notification to all the Checkpoint Agencies. Lee explained who the Checkpoint Agencies are and why they would have a concern with new development. A new development could affect things such as schools, sewer capacity, traffic control, population and drainage.

New Whiteland Plan Commission

December 27, 2022

Page Two

SKETCH PLAN FOR 557 SUNNY LANE (continued)

Lee Robbins explained that we are used to seeing new housing subdivisions like Grassy Manor and Brownstone. Those developments are considered Major subdivisions.

Lee states that Eli Skinner's sketch plan is a much simpler process. There will not be any new streets or new infrastructure. There will be no improvements dedicated to the Town of New Whiteland. Minor subdivisions are served by private entities. There isn't much to consider on a Minor plat with no public improvements.

Eli Skinner stated that he heard nothing back from any of the Checkpoint Agencies. Tim Guyer agreed that the Town had not received any concerns from any Checkpoint Agencies.

It was stated that tonight is just about the eight acres being divided. The Plan Commission is not giving approval for construction of the houses. The sketch plan doesn't have to show where the houses will sit on the lots. The board is to consider their decision according to the drawing submitted for tonight's Public Hearing. Tim Guyer will be the one to issue the building permits. Eli Skinner and anyone else developing in New Whiteland will be held to our Subdivision Control Ordinances and Construction Standards.

Jeff Weaver asked Eli Skinner if the two new driveways will be hard surface? Eli replied yes, they will be asphalted. There was discussion about who is responsible for the drainage. Matt replied that sometimes it's the town and sometimes it's the residents. Lee Robbins states that drainage is an ongoing problem. Sometimes it is the residents who build in the utility and drainage easements that is the true cause of some drainage problems.

There were complaints from residents in the Break-O-Day subdivision concerned about drainage. Discussion led to sheds being raised or just sitting in water.

SKETCH PLAN FOR 557 SUNNY LANE (continued)

Matt Gillock who is New Whiteland's Utility Superintendent stated that the Town put in a hybrid ditch behind the residents on and around 25, 27 and 29 Rypma Row. Drainage is a lot better after doing the hybrid ditch and tonight is the first he has heard of any drainage problems in the past two years.

Matt Gillock explained to the audience that when there is new development, New Whiteland has an engineer review the submitted drainage calculations. It is State Law that a new project cannot shed more water or discharge water faster than it did before the new development.

Tonight is about dividing the eight acres at 557 Sunny Lane. If there is an existing drainage problem, then the Town will investigate. But that has nothing to do with the proposed sketch plan Eli has submitted.

Jim Farno is concerned about trash cans, traffic and mailboxes. Jim Farno asked where the trash robo carts will be placed for these three residents? Maribeth Alspach was in the audience and stated that the trash cans will be set at the curb at 557 Sunny Lane. That is what is required in our contract with Best Way.

Mr. Foster who resides at 21 Rypma Row expressed existing drainage problems on his property.

Maribeth Alspach asked what if the two new owners want to subdivide their lot into more lots. Lee Robbins stated they could but it would be most unlikely that the minimum lot sizes could be obtained along with all the other Subdivision Control Ordinances.

It was stated that 557 Sunny Lane is on the Town's sewer system. And the two new houses will also be on the Town's sewer system. Eli Skinner's property is on a well. The two new houses will also be on a well. Eli Skinner mentioned his friend, Eric, who

New Whiteland Plan Commission
December 27, 2022
Page Four

SKETCH PLAN FOR 557 SUNNY LANE (continued)

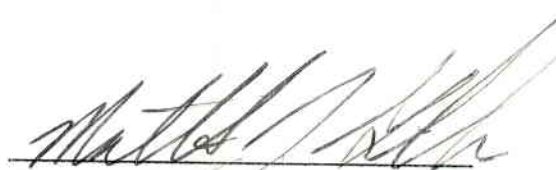
is in the audience. Eric is ready to purchase one of the lots as soon as they see how the meeting goes tonight.

Jeff Weaver suggested that Eli get a professional survey on the eight acres.

Danka Toro stated she has seen a big improvement in drainage since the Town made the ditch about two years ago and she loves the U.S.A.

Matt Gillock closed the Public Hearing at 8:18 pm.

John Perrin motioned to approve the submitted sketch plan as presented with the condition that the eight acres will not be sub-divided past the three lots and the construction of the two new houses will not result in Storm Water deflected onto neighboring properties. These conditions are to appear on the plat and be recorded at the Johnson County Recorders office. Christ Gonfiantini seconded the motion. Vote was 5 affirmative. Meeting adjourned at 8:27 pm.

Approved By: 

Respectfully submitted:


Cindy Yates
Recording Secretary