

NEW WHITELAND PLAN COMMISSION

MARCH 28, 2023

7:00 p.m.

PUBLIC HEARING

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

MINUTES:

Duane McCauslin motioned to approve the minutes to the last meeting as presented. Jeff Weaver seconded the motion. Vote was 5 affirmative.

ADMINISTRATOR'S REPORT:

There are three months of Administrator's Reports.

PLATTING OF SOUTH PARCEL IN FRONT OF COUNTRY GATE:

Matt Gillock opened the Public Hearing at 7:00 pm.

Zeke Turner, CEO of Vita of Indianapolis and Stev Pier from Cripe Engineering are in attendance to talk about platting the south parcel in front of the Country Gate subdivision. Vita wants to divide the one lot into three lots.

Lee Robbins explained that the first step was to determine if it is a Major or Minor subdivision. This plat is considered a minor subdivision. A minor plat has four or less lots. minor plats are a pretty simple process. There are no streets being dedicated to the town, no bonds, no public works improvements.

The Plan Commission usually gives Tim Guyer the authority to approve the secondary plat as long as it is the same as the sketch plan. After waiting the required 30 days by state statute, it can be submitted to Tim Guyer for final approval.

There has been no response from any of the checkpoint agencies. Duane McCauslin asked what will go into the two commercial lots in front? Zeke Turner doesn't know that answer, the market will tell. It's a nice amenity. Vita will either sell it or develop it. Matt closed the Public Hearing.

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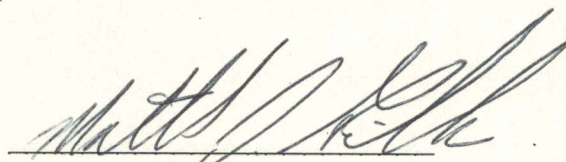
Page Two

PLATTING OF SOUTH PARCEL IN FRONT OF COUNTRY GATE:

Stev with Cripe states that the way the land is draining, it's not draining well. Their building plans will enhance the water flow. This topic was also discussed at the Board of Zoning Appeals meeting. Cripe has compacted the soil and used lime levelization on that parcel. That has helped with the water standing there.

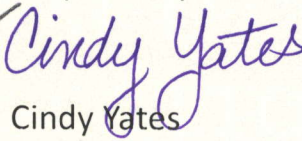
Christy motioned to approve the sketch plan as presented. Chris Gonfiantini seconded the motion. Vote was 5 affirmative. Lee Robbins states for Cripe or Vita to submit to the Zoning Administrator.

Meeting was adjourned at 7:15 pm



Approved By:

Respectfully submitted:



Cindy Yates

Recording Secretary