

NEW WHITELAND PLAN COMMISSION

AUGUST 25, 2020

7:00 pm

PUBLIC HEARING

Chairman, Matt Gillock began the meeting at 7:00 p.m. Members present were Angela DeVoss, John Perrin, Duane McCauslin and Matt Gillock. Members not in attendance were Marshall Walker and Jeff Weaver. Attorney, Lee Robbins and Zoning Administrator, Tim Guyer were both in attendance. Chad Waltz is no longer a Plan Commission member because he is now a Town Council member.

MINUTES:

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

ADMINISTRATOR'S REPORT:

Nine building permits were issued this month, total of \$29,744.00.

NEW BUSINESS:

HABITAT FOR HUMANITY SKETCH PLAN REVIEW:

Chairman, Matt Gillock opened the Public Hearing at 7:05 pm. Attorney, Eric Prime with Van Valer Law Firm is here tonight representing Habitat for Humanity. He is here tonight to present the Sketch Plan. Eric Prime stated that there is 1.5 acres on Tracy Road that is currently zoned RS1. Habitat for Humanity purchased the property from the Town of New Whiteland.

The Sketch Plan is an administrative review. Habitat for Humanity is not asking for a variance nor are they asking for the property to be rezoned. The sketch plan presented tonight meets all the criteria for the New Whiteland Property Development Regulations for RS1 zoning. The sketch plan shows two houses, one is larger than the other. Habitat for Humanity will build one house at a time. Matt Gillock asked the Plan Commission members if they had any questions or comments for Eric Prime. At that time no one had any questions.

Ron McGriff who resides at 6010 N 25 W was in the audience and distributed pictures of his property and surrounding properties. He stated there is water running onto his property and other properties. They are concerned there will be more water run off when these two houses are built.

Matt Gillock asked Mr. McGriff if he had flooding after Hilltop Commons was built? Mr. McGriff replied no. Matt stated that the plans for Hilltop Commons was reviewed by an engineer and drainage calculations were also reviewed. The plans for Habitat for Humanity will go through the same process. Matt Gillock stated that he, Duane McCauslin and Joe Bailey from Johnson County Surveyor's Office have walked McGriff's property. Attorney, Lee Robbins stated

HABITAT FOR HUMANITY SKETCH PLAN REVIEW (continued)

that the purpose of this meeting is a Public Hearing about the 1.5 acres for two houses. If the County's water is draining onto the McGriff property that is a different subject. The Plan Commission is not the right body to discuss the flooding issue. The Town Council is the correct body. Lee Robbins stated that he understands the water issue and the water not flowing properly. However, this Public Hearing is for a specific purpose. Habitat for Humanity has sent notice and the focus and public comments should only be for Habitat for Humanity. The water flow problem bears no relevance to tonight's Public Hearing.

John Perrin stated that the property is zoned properly for Habitat for Humanity to have two houses. Lee Robbins stated that the platting procedure starts out by Habitat for Humanity sending notice to local, county and state agencies. This is all in accordance with the Town of New Whiteland's Subdivision Control Ordinance. There has been no response from the Checkpoint Agencies. Matt Gillock asked if anyone else had any comments or questions.

Wendy McClellan is the Secretary for Habitat for Humanity. Wendy McClellan explained there are custom home builders on sight and they supervise the building of these houses. A Habitat for Humanity home in Nineveh appraised at \$132,000.00. There are also tradesmen and Construction Managers on sight. The two houses that will be on this 1.5 acres will be single story ranches. John Perrin mentioned that the Town has standards that everyone has to abide by. These houses will be no different. John Perrin also mentioned that the Town of New Whiteland has a Code Enforcement Officer who goes around and contacts people who are in violation.

Matt Gillock closed the Public Hearing at 7:35 pm. Attorney, Lee Robbins stated that this is considered a Minor plat. This construction does not create any new streets. It is simply a 1.5 acre of land being cut into two lots. This is a sketch plan review tonight. Then comes the preliminary plat. Tim Guyer can approve the plat as long as it is the same as the sketch plan submitted tonight.

John Perrin motioned to approve the Sketch Plan that requests the 1.5 acres be divided into two lots. Duane McCauslin seconded the motion. Vote was 4 affirmative.

OLD BUSINESS:

CONSTRUCTION STANDARDS, STREET AND STORM WATER STANDARDS:

Chairman, Matt Gillock opened the Public Hearing. Duane McCauslin stated these standards need updated. They were last updated in 1998. There is not much to discuss tonight, the standards aren't completely ready to approve. Lee Robbins asked if there was anyone from the public that is here to address the Construction Standards? No one responded. Attorney, Lee

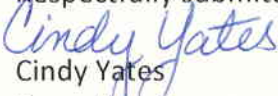
Plan Commission
August 25, 2020
Page Three

CONSTRUCTION STANDARDS, STREET AND STORM WATER STANDARDS (continued)

Robbins stated the Public Hearing will be continued without further notice. Matt Gillock closed the Public Hearing on the Construction Standards at 7:45 p.m.

Chairman, Matt Gillock adjourned the meeting at 7: 45 p.m.


Approved By:

Respectfully submitted:

Cindy Yates
Recording Secretary