

# WHITELAND PLANNING COMMISSION

December 3, 2024

## Commission Members

Gary Howard, President	<u>    X    </u>
Byron Temple, Vice President	<u>          </u>
Eric Funkhouser, Member	<u>          </u>
Justin Lien, Member	<u>    X    </u>
William A Marker	<u>    X    </u>
Conrad Golbov, Member	<u>    X    </u>
Shaun Young, Member	<u>    X    </u>

## Other Town Officials Present

Makayla Rich, Deputy Clerk, Secretary	<u>    X    </u>
Carmen Young, Director of Administration	<u>    X    </u>
Shaun Young, Director of Operations	<u>          </u>
Billy Patrick, Building Commissioner	<u>    X    </u>
Stephen Watson, Town Attorney	<u>    X    </u>

### Call to Order:

- G. Howard called the meeting to order at 7:00 pm

### Pledge to the Flag

#### Roll Call & Determination of Quorum:

- Absent – Byron Temple and Eric Funkhouser
- Quorum requirements reached

### Approval of Minutes:

- G. Howard made a motion to approve the 5-7-24 minutes as presented. J. Lien seconded the motion.  
**Passed 4-0-1**

### Swearing in for Public Hearing:

- Completed by S. Watson at 7:04pm.

### Communications / Reports of Committee: NA

### Old Business: NA

### New Business:

- **Case 2024-Z-11– Rezone 150 Railroad St.**
  - Petitioner: Josh Sterrett
  - Request: The petitioner is requesting a rezone of 150 Railroad St from R-3 to A-1 – Apartment.
  - B. Patrick discussed details of the staff report.
  - At the time of this report, staff recommends the Commission forward a **FAVORABLE RECOMMENDATION** for the proposed rezone of 150 Railroad St.
  - G. Howard verified that this is a zoning change only, not development approval.
  - S. Watson stated concerns can be addressed through commitments during this rezoning process
  - B. Patrick stated the petitioner is looking to build a multi-family structure, owner-occupied units which one of these units would be occupied by the petitioner
  - C. Golbov asked if this petition had been heard before for this parcel. B. Patrick stated no.

- S. Watson went through the procedural process of the public hearing.
- G. Howard opened the public hearing
- Petitioner – J. Sterrett – 8585 Hickory Hill Trail, Mooresville, IN.
- C. Golbav asked if the petitioner had the intent to expand this project. J. Sterrett stated not in the immediate future.
- S. Young asked about the project timeline. J. Sterrett stated potentially 6-36 months from start to finish.
- G. Howard asked if the petitioner was looking to start as soon as possible. J. Sterrett stated yes
- Logan Parker – 140 S Railroad – discussed potential parking issues.
- G. Howard asked if the alley would be taken up. B. Patrick stated the alley way could potentially be vacated. He suggested a dedicated curb cut off of Railroad for the future development if approved for rezone.
- S. Young stated he wasn't sure this would add any additional traffic than when 2 homes were there.
- Kailee Lawson – 174 S Railroad - asked if the Town had any comps to show that the property value would increase. Or if there are any stipulations on how long the owner needs to live there. B. Patrick mentioned how code enforcement would be the best avenue to enforce any issues if there are any. Kailee Lawson asked if more traffic could cause additional wear and tear on the road. B. Patrick stated this was residential before and doesn't see an additional impact to the road.
- G. Howard closed public hearing at 7:47 PM
- A. Marker made a motion to move forward with a favorable recommendation for Case 2024-Z-11. C. Goble seconded the motion.

**PASSED 5-0**

**Other Business: N/A**

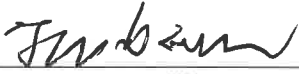
**Adjournment:**

- **G. Howard made a motion to adjourn at 7:49 pm.**

Passed by the Whiteland Plan Commission on this day 7 of January, 2025

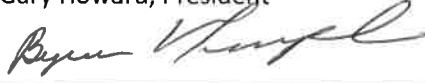
Aye

Nay



Gary Howard, President

Gary Howard, President



Byron Temple, Vice President

Byron Temple, Vice President

Eric Funkhouser

Eric Funkhouser



Justin Lien

Justin Lien



William A. Marker

William A. Marker



Conrad Golbov

Conrad Golbov



Shaun Young

Shaun Young

Attest:



Melissa Fraser, Clerk Treasurer

Makayla Rich