

WHITELAND PLANNING COMMISSION

March 4, 2025

Commission Members

Other Town Officials Present

| | | | |
|-------------------------------|-------------------|---------------------------------------------|-------------------|
| Gary Howard, President | <u> X </u> | Makayla Rich, Deputy Clerk, Secretary | <u> X </u> |
| Conrad Golbov, Vice President | <u> X </u> | | |
| Eric Funkhouser, Member | <u> </u> | Carmen Young, Director of Administration | <u> X </u> |
| | | | |
| Justin Lien, Member | <u> X </u> | Shaun Young, Director of Operations | <u> </u> |
| William A Marker | <u> X </u> | Billy Patrick, Building Commissioner | <u> X </u> |
| Byron Temple, Member | <u> X </u> | | |
| Shaun Young, Member | <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:

- Quorum requirements reached. Absent – Eric Funkhouser.

Swearing In

- Completed by S. Watson at 7:01pm.

Approval of Minutes: 2-4-25

- G. Howard made a motion to approve the 2-4-25 minutes as presented. S. Young seconded the motion.

PASSED 6-0

Old Business: NA

New Business:

- **Case 2025-Z-02 Rezoning of 179 US 31**
 - B. Patrick discusses the staff report presented to the Commission.
 - Petitioner: Jeff Liegel/S&L Properties Whiteland LLC
 - Request: Rezone 3.54 acres to C-2 Commercial
 - At the time of this report, staff recommends the Commission forward a FAVORABLE RECOMMENDATION to the Town Council.
 - G. Howard opened public hearing.
 - Chris McGuire, general contractor out of Wisconsin. Intention is to build a Culvers restaurant.
 - C. Golbov asked if the property had already been purchased. Chris McGuire stated no, has to be re-zoned first.
 - G. Howard asked about getting a cut from the state for entrance/exit or if it was in a flood plain. B. Patrick stated – no issues.
 - C. Golbov asked if walking trails would be included in this area. C. Young stated this is INDOT's right of way.
 - S. Young asked if the petitioner would be willing to agree that if there is a backup of the sewer line, that the Town will not be held liable. Chris McGuire stated there should be no concerns at all.
 - G. Howard closed public hearing.
 - S. Young asked about the easement for stormwater. No Issues.

- A. Marker made a motion to give a favorable recommendation for Case 2025-Z-02, contingent upon the commitment given by the future property owner that there would be no liability to the Town on any sewer backups. S. Young seconded the motion.

PASSED 6-0

- **Resolution 2025-01. Resolution approving an updated comprehensive plan for the Town of Whiteland in accordance with the provisions of IND. Code § 36-7-4-500 et seq**

- C. Young discussed the Resolution.
- G. Howard opened and closed public hearing.
- G. Howard made a motion to approve Resolution 2025-01 with changes to the map on page 49. C. Golbov seconded the motion.

PASSED 6-0

Other Business: N/A

Adjournment:

- G. Howard made a motion to adjourn at 7:36 pm. A. Marker seconded the motion.

Passed by the Whiteland Plan Commission on this day 5th of August, 2025

Aye

Nay



Gary Howard, President

Gary Howard, President

Conrad Golbov, Vice President

Byron Temple, Vice President

Eric Funkhouser

Eric Funkhouser



Justin Lien

Justin Lien



William A. Marker

William A. Marker



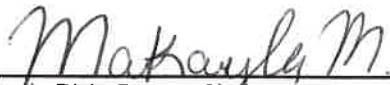
Byron Temple

Conrad Golbov

Shaun Young

Shaun Young

Attest:



Makayla Rich, Deputy Clerk