WHITELAND PLANNING COMMISSION

September 1, 2026

Commission Members		Other Town Officials Present	
Gary Howard, President	X	Makayla Rich, Deputy Clerk, Secretary	X
Conrad Golbov, Vice President			
Jason Kephart, Member	X	Carmen Young, Town Manager	
Justin Lien, Member	X	Billy Patrick, Building Commissioner	X
William A Marker, Member	X	Stephen Watson, Town Attorney	X
Byron Temple, Member	X		
Armando DeSantiago, Member			

Call to Order:

- G. Howard called the meeting to order at 6:00 pm

Pledge to the Flag

Roll Call & Determination of Quorum:

- Quorum requirements reached.
- Absent - Conrad Golbov and Armando DeSantiago

Swearing in – Completed by S. Watson at 7:01pm

Approval of Minutes: 8.4.26

- A. Marker made a motion to approve the 8.4.26 minutes as presented. G. Howard seconded the motion.

PASSED 5-0

Old Business: NA

New Business:

- **Case 2026-Z-01 PUD Amendment SC Bodner**
  - B. Patrick asked if anyone had been contacted outside of this meeting regarding this case.
    - J. Lien stated he had received a voicemail from Ben Crawford (the Petitioner). B. Patrick stated that another Plan Commission member that wasn't present had also been contacted.
    - J. Lien was asked to read the voicemail left for him by Ben Crawford. B. Temple stated that Ben Crawford came to his place of business to drop off information.
    - S. Watson clarified that while the 1970 ordinance prohibits contact with Commission members before hearings, it doesn't specify penalties for violations, leaving the decision on how to proceed up to the Commission. S. Watson suggested using this as a reminder of the rules and what the town code states and if anyone in the future approaches a member of the commission, they are to state they are not to communicate regarding a pending petition.
  - B. Patrick read through staff report as submitted to the Commission
  - Petitioner: Michael Garvey, SC Bodner
  - Proposal: The petitioner is requesting an amendment to the Redwood PUD (Ordinance 2022-15) with specific regard to the language for Uses, lot size, Setbacks, Floor Area and Exterior Material requirements that were approved in 2022.

- At the time of this report, staff recommends the Commission forward an unfavorable recommendation to the Town Council.
- S. Watson asked B. Patrick to summarize the reasons behind the unfavorable recommendation.
- B. Patrick stated the main concerns raised were about the location being inappropriate for commercial development, given the scarcity of commercial land in Whiteland, and the potential impact on traffic and fire department access.
- G. Howard opened the public hearing.
    - Michael Garvey, CFO SC Bodner, presented a proposal for developing a 6.16-acre parcel with a retail center and a 40,000 square foot self-storage project.
- G. Howard closed the public hearing.
- B. Patrick stated the petitioner reached out to the public and held a neighborhood meeting, but no one came.
- G. Howard stated that there is a precedence set for not having storage units in this area. Also, in the comprehensive plan, it states that 68% of residents wanted retail and restaurants in that area.
- A. Marker stated that the Town is growing substantially and feels a self-storage is not a good use of land due to the demand for restaurants, coffee shops, and things that are more of a benefit for the residents of the Town. This type of land is limited.
- A. Marker made a motion to give an unfavorable recommendation for Case 2026-Z-01. G. Howard seconded the motion.

PASSED 5-0

Other Business: N/A

Adjournment:

- **G. Howard made a motion to adjourn at 7:36pm.**

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Passed by the Whiteland Plan Commission on this day 3 of November, 2026

Aye	Nay
Gary Howard, President	Gary Howard, President
Conrad Golbov, Vice President	Conrad Golbov, Vice President
Jason Kephart	Jason Kephart
Justin Lien	Justin Lien
William A. Marker	William A. Marker
Byron Temple	Byron Temple
Armando DeSantiago	Armando DeSantiago

Attest:

Makayla Rich

Makayla Rich, Deputy Clerk