

MINUTES
SOUTH WHITLEY PLAN COMMISSION
REGULAR MEETING
MONDAY, NOVEMBER 20, 2017
6:30 P.M.

SOUTH WHITLEY TOWN HALL
118 E. Front Street, South Whitley

MEMBERS PRESENT

Wendy Bills
Bill Boggs
Tom Dome
Les Hoffman
Anna Simmons
Wayne Swender

STAFF

Nathan Bilger

MEMBERS ABSENT

Randy Cokl

VISITORS

There were five visitors in attendance at the November 20, 2017, South Whitley Plan Commission meeting.

CALL TO ORDER

Mr. Dome called the meeting to order at 6:30 p.m.

ROLL CALL

Mr. Bilger read the roll with those members present and absent being listed above.

CONSIDERATION AND ADOPTION OF THE AUGUST 21, OCTOBER 16, AND OCTOBER 30, 2017 MEETING MINUTES

Ms. Bills motioned to approve the August 21, October 16, and October 30, 2017 meeting minutes as presented. Ms. Simmons seconded the motion. The members voted 5-0-1 to carry the motion, with Mr. Boggs abstaining.

ADMINISTRATION OF THE OATH TO WITNESSES

Mr. Bilger administered the oath to those wishing to speak.

NEW BUSINESS

17-SW-SUBD-2

Charles and Lulubelle Harvey requested a primary plat approval of a 2-lot replat of the Fourth Addition to the Town of Springfield, to be called Charles Harvey Addition, located on the east side of N. State Street, approximately 40 feet north of E. Market Street, and commonly known as 206 N. State Street.

Mr. Bilger summarized the Staff Report and described that the intention for the proposal is to sell the detached garage to the homeowner on the north side of the alley. He explained that platting is required because the intended buyer is separated from the detached garage by the alley and is not adjacent. He mentioned that the variance request with the BZA was just granted as the proposed plat does not meet the development standards of the zoning code. He stated that the proposed plat appears to meet the requirements of the subdivision code.

Kevin Michel, surveyor for Walker & Associates, was present to answer questions about the proposed plat. He distributed copies of the plat for reference and described that the plat was to accommodate the sale of the lot with the detached garage and retain the lot with the residence. The Commission discussed the proposed plat.

Mr. Dome opened the public hearing for anyone wishing to speak. No one spoke and the public hearing was closed.

Mr. Boggs motioned to approve the subdivision as presented with the suggested conditions from the Staff Report. Ms. Simmons seconded the motion. The members voted 5-0-1 to pass the motion, with Ms. Bills abstaining.

COMPREHENSIVE PLAN AMENDMENT

The South Whitley Plan Commission requested and considered an amendment to the South Whitley Comprehensive Plan Future Land Use Map regarding industrial uses in existing residential areas on the east side of town. The areas are generally bounded by Front Street on the south, an alley between Front and Broad Streets, Broad Street, Calhoun Street, and the railroad on the north.

Mr. Bilger reviewed the Staff Report, explaining the background and reasoning behind the proposed amendment. He explained that the proposed amendment would better align the future land use map with current development and planning trends, and better achieve the goals of the Comprehensive Plan. He explained that the amendment would change the designations of Light and Heavy Industrial in the subject area to Medium Density Residential. He explained that areas that are already in use as industrial would remain, as would the area to the east of the town limits and would affect the areas that are currently used as residential and have been for years.

Renee Enyeart, 112 N. Randolph Street, South Whitley, pointed out where her property was located and questioned whether the amendment would alter property taxes. Mr. Bilger explained that property taxes are assessed primarily based upon actual use, not zoning.

Jonathan Pook, 305 W. Mulberry Street, South Whitley, stated he represented Nutritional Research Associates located on N. State Street and was against rezoning the areas along

the railroad tracks as he believed that industry should take advantage of the location on the major east/west railway line. He added that he did not believe residential was appropriate for that area due to the danger of the trains. He stated rezoning these areas also would make future expansion of businesses such as his difficult.

The Commission discussed the possibility for Nutritional Research Associates to rezone property in the event of future expansion. There was some discussion amongst the Commission regarding the proposed amendment.

Mr. Boggs motioned to forward a favorable recommendation on the Comprehensive Plan amendment to the Town Council. Mr. Swender seconded the motion. The members voted unanimously to pass the motion.

17-SW-REZ-1

The South Whitley Plan Commission, by directive of the South Whitley Town Council, requested rezoning for two areas located along the north side of East Broad Street, and the north side of Front Street, east of Randolph Street. The requested zoning is R-2, Two-family and Multi-Family Residential from I-1, Light Industrial and I-2, Heavy Industrial.

Mr. Bilger reviewed the staff report, including the review criteria and explained that the Comprehensive Plan amendment, discussed previously, complements this proposed Zone Map Amendment.

Mr. Dome opened the meeting for public input. There being none, Ms. Bills motioned to forward a favorable recommendation on the proposed zoning map amendment to the Town Council. Mr. Boggs seconded the motion. The members voted unanimously to pass the motion.

OTHER BUSINESS

Mr. Bilger stated that because Mr. Kessie was no longer on the Plan Commission and no new Vice President/Secretary had been elected for the remainder of the year, the Commission should elect an interim Secretary to sign the Fay Woods plat. Mr. Boggs motioned to nominate Ms. Simmons to serve in that role through the end of the year. Mr. Hoffman seconded. No other nominations were made. The members voted unanimously to pass the motion.

ADJOURNMENT

Mr. Boggs motioned to adjourn, Mr. Hoffman gave the second, and the members voted unanimously to adjourn the meeting at 7:28 p.m.

GUEST LIST SOUTH WHITLEY PLAN COMMISSION NOVEMBER 20, 2017

1. Kevin Michel -----4242 S. 700 East, Columbia City
2. Jonathan Pook -----305 W. Mulberry St., South Whitley
3. Renee/Jayna Enyeart -112 N. Randolph St., South Whitley
4. Charles Harvey-----206 N. State St., South Whitley