

MINUTES
SOUTH WHITLEY PLAN COMMISSION
REGULAR MEETING
FEBRUARY 26, 2024
6:30 P.M.

SOUTH WHITLEY TOWN HALL

MEMBERS PRESENT

Wendy Bills, President
Randy Cokl
Timothy Gable
Ian Pherigo
Anna Simmons
Brock Waterson, Vice Pres.

MEMBERS ABSENT

Braylynn Anderson
Sherri Ayres
Jenna Reiff

STAFF

Nathan Bilger

ATTORNEY

Absent

AUDIENCE MEMBERS

One visitor signed the Guest List which is included with the minutes of this meeting.

CALL TO ORDER/ROLL CALL

Ms. Bills suggested Mr. Bilger conduct the meeting, and he called the meeting to order at 6:30 P.M. Mr. Bilger read the roll call with members present and absent listed above.

ELECTION OF 2024 OFFICERS

Mr. Bilger requested for nominations for Commission officers for 2024. Mr. Cokl made a motion to retain the same officers as in 2023; Mr. Waterson seconded. Motion passed, 6-0.

The officers for 2024 are:

President, Wendy Bills
Vice president, Brock Waterson
BZA member, Sherri Ayres

CONSIDERATION OF PREVIOUS MEETING MINUTES

Mr. Cokl made a motion to approve the January 23, 2023, meeting minutes, as distributed. Mr. Waterson gave the second. The motion passed 6-0.

OLD BUSINESS

There was no old business.

NEW BUSINESS

1. 24-SW-DEV-1

Whitko Community School Corporation requested Development Plan approval for a 9,785 square foot addition to Whitko Jr/Sr High School, located at 1 Big Blue Avenue. Mr. Bilger summarized the Staff Report and stated that the addition was planned on the west side of the building, where modular classrooms had previously been located; the new area would

establish a courtyard and contain several classrooms, a science room, and restrooms. He explained that due to the age of the school, a Development Plan had not been reviewed for the site, and the proposal before the Commission was only regarding the addition. Mr. Bilger noted the County Engineer had expressed the need to ensure the detention area was adequately sized for the amount of drainage coming from the impervious surface, and the Soil & Water Conservation District had submitted comments concerning erosion control. Mr. Bilger discussed that several parking spaces would be removed to make room for the addition, but the remaining number of parking spaces still exceeded the Code's requirement. He concluded by listing five suggested conditions of approval. There were no questions for Mr. Bilger, so he requested to hear from the visitor.

Dan Schenkel, of Schenkel Construction, described problems that had been identified in the detention pond, how those problems were being resolved, and plans for proper maintenance. Mr. Grable nodded in agreement and voiced that he had seen the area had been improved because he is a neighboring property owner. Following the discussion, Mr. Bilger suggested adding a sixth condition that the drain extend from the building to the pond. Mr. Waterson made a motion to approve 24-SW-DEV-1, as presented, with the conditions listed in the Staff Report and including the sixth condition that Mr. Bilger had suggested. Ms. Lude gave the second; motion passed 6-0.

OTHER BUSINESS

There was no other business. Mr. Bilger discussed that a Training Session was planned for the end of April, with the location and topic yet to be determined.

ADJOURNMENT

Mr. Waterson made a motion to adjourn, seconded by Ms. Simmons, and the meeting was adjourned by unanimous vote at 6:52 P.M.

GUEST LIST

1. Dan Schenkel 1120 St. Mary's Avenue, Fort Wayne