



# Meeting Minutes

*Whitestown Plan Commission*

**Date:** 11/19/2018

**Time:** 6:30pm

**Location:** Whitestown Municipal Complex, 6210 Veterans Drive, Whitestown, IN 46075, (317) 769-6557

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## Call to Order

6:30pm

## Pledge of Allegiance

## Roll Call

- Jason Lawson
- Dennis Anderson
- Josh Westrich - **Absent**
- Craig Arthur
- Sarah Ford
- Andrew McGee
- Staff:
  - Brittany Garriott, Town Planner,
  - John Molitor, WPC/WBZA Attorney

## Approval of the Agenda

- a. 10/8/2018 Meeting Minutes

*Motion to approve by Anderson. Second by Ford. Motion passes 5-0.*

**Arthur:** Made a motion to combine items A & B and C & D

*Motion to approve by Arthur. Second by Lawson. Motion passes 5-0.*

## Presentations

## Unfinished Business

## New Business- Public Hearing

## 1. Docket- PC18-039-CP & PC18-040-DP Belle Tire Concept & Development Plan

- i. **Angela Smith:** Woolpert, 333 N. Alabama Street, Suite 200, Indianapolis, IN. Gave some background and introduced the project. Will be along Perry worth Road. Belle Tire has stores in Michigan, Ohio and Indiana, this facility will be the first 14 bay store. The add'l 4 bays, at this store, will be used for increased business, training for employees. They will be able to do oil changes, some other light automotive needs. No engine or body work will be done. The building will be brick and veneer. Scrape tires will be stored inside and picked up on a regular basis. There will be approximately 30 employees at this location. Days of operation will be, Monday – Saturday, and closed on Sunday. Belle will have a Property Management Group, to handle issues of the Facility, but the Corporate office will be available if needed.
- ii. **Brittany Garriott: Staff Report,** Staff recommends that the Plan Commission consider that Belle Tire meets the zoning requirements for this location within the Anson PUD however, it is not surrounded by like uses and does not conform with the currently approved development in this area of the PUD. Although it is not a requirement, staff recommends that the Plan Commission takes into consideration items such as over saturation of like, stand-alone uses when discussing this plan.
- iii. **Dennis Anderson:** The back opens to the lake, and the apartments @ Anson, the balconies will face the bays. I am concerned about summer, when people will be out on the balconies. Will the noise and sounds of the bay doors opening and closing be a distraction? The equipment noises?
- iv. **Smith:** Belle had noise studies done, and the noise from the tire store will be lower noise than the Interstate.
- v. **Craig Arthur:** Any consideration or potential for the bays to be relocated to the West side, Is that feasible?
- vi. **Smith:** I do not know. Would need to Chris Enright that question.
- vii. **Ford:** Does Belle have a concern about over Saturation since Big O/ Tom Wood, and Tire Discounters will be competition?
- viii. **Smith:** No, they have no concern. They feel they have very competitive prices.
- ix. **Arthur:** When was the Market study preformed?
- x. **Smith:** one year ago
- xi. **Arthur:** No concern of over Saturation?
- xii. **Ford:** Brittany, how much concern from staff, about the bays?
- xiii. **Garriott:** Not for Belle Tire for its location. Belle would be along Perry worth, and in the overlay district. Whereas, Tire Discounters is facing the main thoroughfare, Whitestown Parkway.
- xiv. **Ford:** So, no concerns from Staff regarding this?
- xv. **Garriott:** No, no concerns.

*Motion to approve by Ford. Second by Lawson. Motion passes 5-0.*

## 2. Docket- PC18-043-CP & PC18-044-DP Tire Discounters Concept & Development Plan

- i. **Tim Dwyer:** Leesman Engineering, 4820 Glenway Ave, Cincinnati, OH. This is a much smaller store than the previous petitioner. This is an all brick building, with 8 bays. 5 in the front, and 3 in the rear. Had been before the BZA, for a variance. This is a small space, so the variance was granted for 6.1' offset on the north property line. The Fire Department had a concern about where the hydrant would be. The fire hydrant will be in front of the building. The fire department approved of this location. The days of operation for the store, are Monday- Saturday, and closed on Sundays. This is a family friendly business, with a play area for children.
- ii. **Garriott: Staff Report,** Tire Discounter was granted a Special Exception for a tire service and sale store by the Whitestown BZA. Staff is comfortable with this use in this area because this location is surrounded by like uses such as Big O Tires, Tom Wood Toyota and other automotive sale and repair uses in the area. Staff recommends that the Plan Commission take into consideration that staff is concerned about an over saturation of like, stand-alone uses. Staff recommends that the Plan Commission ask the petitioner if they are willing to construct the store with no garage bays facing Whitestown Parkway.
- iii. **Arthur:** Can the bays be moved to the southern end?
- iv. **Dwyer:** No, with the setback in front and easements to the front, setbacks in the rear, there is no way to fit this building on. Possibly if we could have gotten cross connection. You see the bays less actually, when they are facing the road.
- v. **Ford:** In the BZA meeting, this was a building, in case it didn't make it, it could be repurposed.
- vi. **Garriott:** Staff worked well with Tire Discounters to make sure they went above the regular standards in the UDO for General Business. There building is made of Brick & Stone??
- vii. **Dwyer:** It is almost completely wrapped in brick.
- viii. **Garriott:** They went above the Standard.
- ix. **Dwyer:** When we go into a new market, we will have 3 to 6 stores to open.
- x. **Arthur:** no over saturation concerns?
- xi. **Dwyer:** No, they welcome the competition.

*Motion to approve by Lawson. Second by Ford. Motion passes 5-0.*

## 3. Docket- PC18-045-ZA Trailside PUD Zoning Amendment

- i. **Brian Tuohy:** representing Westport Homes, 50 S Meridian. Gave an introduction to the project. 189 acres, a mix of single family homes, around \$300,00, Cottage homes, \$200,00 + and Townhomes, \$200,00 +. There will be 10 miles of sidewalks and walking Trails. Access the Big Four Trail, Pool and Ponds. Will have a Perimeter Buffer of 30 ft in width. The Cottage homes are smaller homes with attached garages. One story homes are from 1,200 to 1,800 sq. ft. concrete driveways. Townhomes are 1,100 to 1.200 sq. ft. average price will be \$203,000 to \$2, 11,000. A traffic study was done by A & F Engineering. There will be an increase in traffic on Main Street. Study show each intersections @ 650 &

Pierce, 650 & Uitts, 650 @ Co Rd. 200 S and proposed access drive. The study shows, it can handle the traffic that will come. First homes will not be moved into, until late 2019 to early 2020. It will take 7 to 10 years to develop the whole community. There will be plenty of time for road improvements. An improvement, that can be made right away, and we have the real estate to do it, at the entrance to the subdivision, would have a lane, so the traffic could go around northbound, and another lane to come off south bound. This would not impede traffic coming in or going out of the community The Public has stressed concerns about Uitts Street. It is a small Street, and there is no doubt about that. Uitts is 12 Ft. wide. There is room to expand Uitts St. There is significant Right-of-way, which means it is already dedicated to the Town. There is 30 Ft. of width that the road could be expanded. There will be room for Uitts to be expanded. There will be 52 acres of green area and common areas, 28% of this community will be green area. It is designed to be a very walkable community. This development fits the PUD Standards of the Town, it will have an Urban and Suburban lifestyle, mixed use, the overall density is 3.1 per acre, this is considered low density. Lastly, it provides a good link to the Legacy Core.

- ii. **Brittany Garriott Staff Report:** The rezoning process is a legislative act. The Plan Commission will make a recommendation to the Town Council and the will make the final decision. Because this is a legislative act, the Plan Commission may require that certain commitments be made as a part of the rezoning and then those commitments will remain in place until removed. Before being developed, any project within the subject property will require Subdivision approval and/or Development Plan approval by the Plan Commission. This development fits into the goals and vision for the area as Whitestown continues to grow and develop. Staff recommends that strong commitments are required by the developer that ensure future trail/pathway connections are made to foster connectivity between future developments. A traffic impact analysis has been completed by Westport Homes and staff recommends that the developer remedy any foreseeable traffic issues raised in the analysis. Staff recommends that the Plan Commission consider comments by neighbors, business owners, development professionals and residents of Whitestown. Staff recommends that this development be forwarded on to the PUD Review Committee
- iii. **April Wisenburg:** 101 Smith Street, looks like a super development, and thinks Whitestown has done a great job. The only concern she has, is the Density. She would like to ask the Plan Commission to require larger lot sizes, so there will not be so many homes. She suggested maybe half acre lots, rather than third acre lots.
- iv. **Arren Miller:** 3473 Firethorn Drive, Resident of Walker Farms, owner of the Pizza King, in the legacy core, and for the record, is the Deputy Clerk Treasure, for the Town of Whitestown. Is in favor of the Trailside Development. Opportunity for business to grow, bring new tax revenue for beautification etc. this would bring 1700 new residents, which will be good for the businesses in legacy core. This will be \$1.2 million in tax revenue. From that, infrastructure could be updated and etc.
- v. **Celia Follinar:** 102 W Pierce St. Stated her garage sits on Uitts. Things have been stolen. She wants to see Uitts be a buffer zone, not an in and out for the development. She asked if the ponds will flood? She said that children play on Uitts. She asked the Plan Commission to really consider Uitts being a buffer.
- vi. **Carole Allen:** 2047 S 650 E, has lived there for 56 years. She has concerns about the Traffic impact. Traffic has expanded, and there is a disregard for the speed limit. Problem with Traffic. She does not

think Uitts would work for an entrance. She asked how much Brick and or Stone will be on the homes and how much of each house will be vinyl siding.

- vii. **Ken Allen:** 2047 S 650 E, does not agree with this new development. Infrastructure will not support this. Current adjacent landowners do not want the congestion this will create. He thinks there will be accidents in the area.
- viii. **Pat Howenstine:** 2587 S. 650 E, wants to keep the rural area's rural. Stopping the mass destruction of farmland & rural living for simply advancement of developers and being able to say the fastest growing community without any regard to current residents. Concerned for Wildlife and the woods are being ripped out. Concerns about Sound Pollution.
- ix. **Ken Newell:** 609 W Pierce St. He is concerned about density of the proposed build. He is making the suggestion, that the amendment not be passed. He stated he has invested heavily in Whitestown. He said the Town should stick to their Original Plan.
- x. **Celia Follinar:** 102 W Pierce St. Stated it is being said, that this development is for small business. There is nothing about the residents. Just for small business. Asked the Plan Commission to take that into consideration.
- xi. **Brian Tuohy:** Stated there would be literally thousands of trees planted, there will be more traffic, but the improvements that are planned with Uitts, will improve it. There will be sidewalks along Uitts and on the concern of where kids will play, the largest park in the development, will be next to Uitts. where the children can play. The homes in this development, will be about the same distance apart as a lot of the homes in the Legacy Core. The Cottage homes, that are proposed, are very much like the existing homes in the Legacy Core, as well. The new development will increase the value of existing properties. Will improve the roadways. Turn lanes off 650, coming North and South. Drainage problems will be addresses. Additional ponds will be added, which will help with the drainage.
- xii. **Sarah Ford:** There was a question concerning how much brick and stone verses Vinyl there will be. Can you tell us that.? It does not have to be exact.
- xiii. **Tuohy:** About 75% Brick on the front, for the Traditional homes, the cottage homes and townhomes, will have similar standards. They will have like fiber Cement board, or will use a heavier gage vinyl product, that will not have the waving issues.
- xix. **Ford:** Does that answer your question?
- xv. **Carole Allen:** 75% of the front will be Brick or Stone?  $\frac{3}{4}$  of the front will be Brick or Stone?
- xvi. **Tuohy:** Yes
- xvii. **Andrew McGee:** Brian, you said sidewalks on both sides of Uitts?
- xviii. **Tuohy:** We certainly have plenty of room on the north side to do that. On our side of the property, we could put one in on the south side too, but we wouldn't want to condemn anyone's property. We just want to put in the right of way. Is there room, Rick, on the south side? Matt can answer this question.

- xix. **Matt Dunn:** Westport homes, 9210 N. Meridian, east of our property line along Uitts St, there is approximately 33 ft. of Right of Way. Existing pavement within is about 12 ft. within that 33 ft. We are happy to work with the Town on improvements whether that be wider asphalt street section or sidewalk improvements. Really, just work with Town leadership on what to do.
- xx. **Arthur:** Wanted to speak about what Pat spoke about. Said he was also concerned about the environment. He said he works in the Tech industry, and that more organic and produce are yield in a warehouse than traditional family farms. Pesticides are something to be concerned about as well.
- xxi. **Ford:** I have worked in Agriculture all my working life, and we are producing much more good on much less land. No one is going to go hungry in the United States.

*Motion to give a favorable recommendation to Town Council by Ford. Second by McGee. Motion passes 5-0.*

## Other Business

### 2019 Plan Commission Calendar

- i. **Garriott: Still 2<sup>nd</sup> Monday of every month unless a holiday, which could be 3<sup>rd</sup> Monday.**

*Motion to approve by Arthur. Second by Lawson. Motion passes 5-0.*

## Adjourn

*Unanimous vote to adjourn*

8:00pm

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Craig Arthur, President

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Brittany Garriott, Staff