



Meeting Minutes

Whitestown Plan Commission

Date: 04/08/2019

Time: 6:30pm

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

Call to Order

6:30pm

Pledge of Allegiance

Roll Call

- Danny Powers
- Dave Taylor
- Steve Milstead
- Craig Arthur
- Sarah Ford
- Andrew McGee
- Matt Doublestein
- Staff:
 - o Brittany Garriott, Town Planner
 - o John Molitor, WPC/WBZA Attorney

Approval of the Agenda

a. 04/08/2019 Meeting Minutes

Motion to approve meeting minutes by Ford Second by Taylor. Motion passes 7-0.

Craig Arthur: Asked to combine items a & b Docket PC19-003-CP & Docket PC19-004-PP & to combine items c & d Docket PC19-008-CP & Docket PC19-009-DP

Motion to approve combining of items a & b & items c & d by Arthur. Second by Ford. Motion passes 7-0

Public Comment for Items Not on the Agenda N/A

Presentations- N/A

Unfinished Business- N/A

New Business- Public Hearing

1. Docket PC19-003-CP and PC19-004-PP- Trailside Concept Plan/Primary Plat

- i. **Brian Touhy:** Represents the Petitioner, gave an overview of the project. Petitioners lessened number of homes to 581 from 596, increased common area by a couple of acres, lowered density, added rock garden /community garden with water connection for plants. They added play area, increased connectivity to access Big Four Trail, Basketball court, pool/clubhouse. Petitioner added parking for visitors (60 to 80 spaces). They added a fitness Trail, walking path/gazebo. Increased landscaping, and this eliminated several homes. Touhy believes all the concerns of Council Member, Susan Austin, and others with concerns, has been addresses.
- ii. **Brittany Garriott: Staff Report,** thanked all parties involved in this. They addressed the parking and Uitts Street issue. They also removed the number of homes, due to density concerns. Added a lot more common areas, fitness area and walking areas. They have done a great job of addressing everything Staff & Council Member Austin asked them to do. Staff recommends Plan Commission approve Docket PC19-003-CP & Docket PC19-004-DP, Trailside Concept Plan/Primary Plat.
- iii. **Pat Howenstine:** 2587 S. 650 East, she has many concerns about Trailside Development. She does not want more cookie cutter homes and feels the longtime residents are being pushed out. She has a few questions: How are you protecting the Towns long-time residents? Why are the Residents being ignored? A barrier will be on the West side of 650. What kind of barrier? What will be done for any and all construction mess? They do not want car lights flashing in their windows, do not want flooding in their yards due to construction digging in to field tiles. Project is calling for 2 entrances, both on 650, along with Prairie Chase on the East side of 650. This is huge traffic concern. She is asking for a 6ft. metal fence be constructed to protect children from going on the Construction Site, protect the residents from the sights and sounds. Pat is concerned about the change of Builder. Want to know if Quality, Price and promises that were made, are still going to apply.
- iv. **Arthur:** unfortunately, many of the concerns cannot be addressed by the petitioner as this is the Primary Plat and Concept Plan. I am confused about the barrier, the ingress/egress and emergency for Uitts. I did not see it on the Plat. I heard there might be just an emergency Ingress/Egress on the south side but didn't see it depicted.
- v. **Touhy:** There will be additional Traffic. A traffic Study was done, and the level of service will be acceptable. There is no other parcel of ground like this one for this development. Rural will change, but it will fit in that location. Prices of the homes will range from \$195,000 to mid \$200, 000, for Townhomes, mid \$300,000 for Single Family and Mid \$250.000 for Cottage Homes. Does not think the fencing is a good idea. The Planning Department and other Staff will make sure they keep the site clean while under construction. There will be landscaping by 650 and the homes will be set back.
- vi. **Matt Dunn:** Westport Homes, 9210 N. Meridian, no emergency connection at this time, but could be added if that is what Plan Commission would want. There is a pedestrian connection only right now.

- vii. **Arthur:** Steve, any concerns? I know it's a difficult access from the south side.
- viii. **Steve Milstead:** No, no concerns. The two entrances were satisfactory by fire.
- ix. **Arthur:** Thanked the Residents for taking time to come and speak and giving the Plan Commission their opinions.

Motion to approve by Ford. Second by Arthur. Motion passes 7-0

2. Docket PC19-008-CP and PC19-009-DP- Whitestown Police Station Concept & Development Plan

- i. **Matt Oman:** RQAW 8770 N Street, Fishers, will be constructing a 21,000 SQ building on the same site as the Municipal Building. Adding additional parking for training and any other parking needs. Utilities-connecting everything on site. No detention required. Have met all Staff requirements.
- ii. **Garriott:** Staff recommends Plan Commission approve Docket PC19-008-CP, Concept Plan, and Docket PC19-009-DP Development Plan, Whitestown Police Station.
- iii. **Dennis Anderson:** Chief of Police for Whitestown, this is a huge step for public safety. There has been tremendous growth of the last 10 years. This will carry us well into the future, and for long term growth. The first floor is our current needs, + 5 years. The second floor is our Investigation Department, Cyber Intelligence Division and training room, with about 3,000 sq. additional, for future growth. I am very proud of what my team have put together, working with RQAW, and Greg Martz. I am excited to present this to. Thank you for your service.
- iv. **Arthur:** Thank you, Chief, for coming up, and Thank you for your service, as well as Police, Fire Fighters and EMS.

Motion to approve by Arthur. Second by Doublestein. Motion passes 7-0

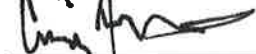
- v. **Arthur:** Looking forward to this.
- vi. **Molitor:** Update on Legislation Pending, in regard to the 6 hours of training for Plan Commission members. It did not get a hearing in the Senate, but it is still eligible for consideration. We will keep you posted. No new news on the litigation. If we do, we may want to schedule an Executive Session for Strategy.

Other Business: N/A

Adjourn

Unanimous vote to adjourn

7:06pm



Craig Arthur, President



Brittany Garrott Staff