



Meeting Minutes

Whitestown Plan Commission

Date: 01/13/2020

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
- Andrew McGee
- Matt Doublestein
- Craig Arthur
- Lauren Foley
- Staff:
 - o Brittany Garriott, Town Planner
 - o John Molitor, WPC/WBZA Attorney

Election of Officers

Motion to add item D. to agenda for election of officers by Arthur. Second by Doublestein. Motion passes 7-0.

Motion to elect Matt Doublestein as Vice President of WPC by McGee, second by Taylor. Motion passes 7-0.

Motion to elect Craig Arthur as President of WPC by McGee. Second by Taylor. Motion passes 7-0.

Approval of the Agenda

a. 11/18/19

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

Public Comments for Items Not on Agenda

Pat Howenstine: 2587 S 650 E Whitestown. Spoke of drainage issues anytime the area receives two or more inches of rain. She provided pictures from the recent rain event from this past weekend. Spoke that high-density developments will make the drainage problems worse and asked that they be fixed prior to developments being built.

Not on the Agenda N/A

Presentations N/A

Unfinished Business N/A

New Business- Public Hearing

1. Docket PC19-041-CP Circle K

i. Roger DeHoek: Circle K Real Estate Manager. The petitioner is asking for approval to tear down existing 3700 square foot building and rebuild new 5200 square foot building with improved landscaping and sidewalks. They will enhance the site with a new canopy with 14 gas dispensers and four diesel dispensers. They will keep the right in, right out drives onto Whitestown Parkway as well as the full turning movement drives off Mills Drive. They will be removing the entrance on Perry Worth Road per the request of the Town. They are looking forward to making their building look as nice as the area around their building.

ii. Brittany Garriott: Circle K is within compliance with zoning use and has meet all development requirements. Noted that staff does not support the drive off Perry Worth Road but confirmed their comments that it will be removed from the plans.

iii. Craig Arthur: Asked if the gas holding tanks were going to be replaced. Roger confirmed that the 30-year-old tanks would be replaced as a part of the project.

iv. Brittany Garriott: Staff Recommends that WPC approve Docket PC19-041-CP.

Motion to approve by McGee. Second by Taylor. Motion passes 5-0.

2. Docket PC19-042-ZA Site Works

i. Andy Roberts: Vice President Site Works, Zionsville Requesting rezone from AG to I2.

ii. Brittany Garriott: Rezone to I2 follows the comprehensive plan. Concept and Development will still be required.

Motion for favorable recommendation to the town council by Arthur, Second by Doublestein. Motion passes 7-0.

3. & 4. Docket PC19-043-ZA and PC19-004-CP Jackson Run

i. **Brian Tuohy:** Tuohy, Bailey & Moore LLP. Representing the petitioner Steve Braun presenting on both docket numbers at the same time. Requesting that 41 acres of the total 94 owned by Mr. Braun be rezoned from AG to R3 as the rest of the property is zoned. Presented concept plan for Jackson Run a 148-lot single family home development.

ii. **Teresa McPeak:** 6769 E 230 S Whitestown. Requested to speak about clarification of property lines. Ms. McPeak asked for verification of black dot on the map shown by Mr. Tuohy. It was confirmed by Dave Taylor that it was a sanitary connection point. Ms. McPeak also asked if the natural water way will be affected by the development.

iii. **Craig Arthur:** Stated that the where and what will come next to Ms. McPeak's property line will come with the development plan.

iv. **Bryan Sheward:** Kimley-Horn. Stated that he went to the Boone County Surveyors office when he was first approached with this project. The County is conducting a study to address issues and possibly creating a ditch to fix the current problem. Stated they are working on improvements to the legal drain to narrow the flood plain.

v. **Charlotte Graham:** 2957 S 700 E Whitestown. Requested to speak about traffic and road widening. Ms. Graham stated concerns about how much of her yard will be taken out as she has trees and flowers in the affected area.

vi. **Brian Sheward:** Noted that they had spoken about this at the meeting earlier this week at the Golf Club of Indiana. They will be required by the town per the transportation plan to put in a 2ft compacted gravel shoulder on either side of 700. Additionally, he noted this should be enough to provide for the traffic needs of this development.

vii. **Danny Powers:** Per thoroughfare plan there is currently no plan to expand this section of road other than the 2ft right of way.

viii. **Charlotte Graham:** Asked in the future what would happen to homes that are close to the road.

ix. **Danny Powers:** The residents would be notified of any plans to change or expand however there are no plans to do anything except the 2ft shoulder at this time.

x. **Deborah Corn:** 2045 S 780 E Whitestown. Requested to speak about dense housing creeping towards her home. She is not opposed to development, just opposed to dense development.

xi. **Nicole Lodyga:** 7367 E 300 S Whitestown. Requested that a traffic study be conducted. Also asked if any study has been done on the schools with growth that is coming.

xii. **Danny Powers:** Stated that a traffic study would be required by the town.

xiii. Craig Arthur: Responded that we are not in control of schools and would encourage Ms. Lodyga to work with the district on the issue.

xiv. Matt Doublestein: Spoke as a citizen that he believes schools will always be behind growth as it is the trend in the state of Indiana.

xv. Daniel Siegel: 6685 E 230 S Whitestown. Requested to speak on questions to development. Does the petitioner own the land to the West?

xvi. Tuohy: They do not and do not have plans to purchase.

xvii. Siegel: What is the diagonal line through property listed HPPP?

xviii. Tuohy: A Marathon pipe not being used.

xix. Siegel: Stated for commission to please keep in mind the additional work being put on our public safety departments.

xx. Siegel: Stated there are 94 acres but 35 aren't being developed. Concerned that it is denser than presented.

xxi. Tuohy: Their calculations are approximately 1.5 homes per acre which is less than half of what is required per zoning. They are not tearing down woodlands but developing a farm field as well as keeping a sizeable green space with ponds. Also noted that they are following the comprehensive plan developed by the town to keep the character of the town.

xxii. Matt Doublestein: Asked Staff if the density of the petitioner was calculated correctly.

xxiii. Brittany Garriott: yes

xxiv. Craig Arthur: Is the Comprehensive plan as it was adopted keeping the same annexation as the county.

xxv. Brittany Garriott: Comprehensive Plan shows both before and after annexation but that in most cases what county had listed is what it stayed.

xxvi. Craig Arthur: Comments that improved drainage can benefit everyone. Added that wildlife comes to ponds and common areas more than when land was just farm field. Also commented that the growth is to be expected as we are so close to downtown Indianapolis.

Motion to adopt a favorable recommendation to Town Council to amend the zoning from AG to R3 per request Doublestein. Second by McGee. Motion passes 7-0.

Motion to approve continuation to Town Council approval by Arthur. Second by Powers. Motion passes 7-0 pending zoning has been passed.

John Molitor: Noted that developer will still need to submit primary and secondary plat.

Other Business

a. UDO update

Brittany Garriott: Staff has meet with BAGI and developers to adjust requirements in the UDO. We are still making changes and will go to vote in March for effective date of May 1st. Staff will provide memo of changes to WPC at the next meeting for review.

John Molitor: Suggested to Craig Arthur that we might hold a public hearing to let BAGI and other interested parties speak on behalf of the UDO.

Announcements N/A

Adjourn

Unanimous vote to adjourn

7:55 pm



Craig Arthur, President



Brittany Garriott, Staff