



Meeting Minutes

Whitestown Plan Commission

Date: 01/14/2019

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
- Josh Westrich - **Absent**
- 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. 01/14/2019 Meeting Minutes

Motion to approve meeting minutes by Ford. Second by Arthur. Motion passes 6-0.

Craig Arthur: Asked to Combine Items A & B- Docket PC18-049-CP & Docket PC18-050-DP and

Asked to Combine Items C & D- Docket PC18-051-CP & Docket PC18-052-DP

Motion to amend the Agenda for election of Officers & approve combining of items by Arthur. Second by Doublestien. Motion passes 6-0.

Election of Officers: Arthur asked for Motion of Vice President, Sarah Ford & Member at Large, Andrew McGee.

Motion to approve by Arthur. Second by Taylor. Motion passes 6-0.

McGee asked for a motion for President, Craig Arthur.

Motion to approve by McGeer. Second by Ford. Motion passes 6-0.

Public Comment for Items Not on the Agenda

Craig Arthur: relayed a Thank You to Dax Norton for his service as Town Manager, to the Town of Whitestown, from the Plan Commission. He also wanted to Thank Jason Lawson and Chief Dennis Anderson, as they depart from the Plan Commission, for their service.

Brittany Garriott: Introduced and welcomed, Matt Doublestein, who was the BZA President, Dave Taylor, Building Director, and Danny Powers, Utility Supervisor, as replacements for Chief Anderson, Jason Lawson and one seat on the Plan Commission, that had not been filled.

Presentations- N/A

Unfinished Business- N/A

New Business- Public Hearing

1. Docket PC18-049-CP and PC18-050-DP- 65 Commerce Park Bldg. 2 & 3 Concept Plan & Development Plan

- i. **John Sweet:** Strategic Capital, gave an introduction to the projects. The Buildings will be 720,000 square feet, across two buildings. They want to start construction in May 2019. Financing is committed and closing set for February. A general contractor has been selected. Construction drawing will come, and weather permitting will get started on building. Hope to be completed and move in, the 4th quarter of 2019. Third party company is looking for companies and tenants.
- ii. **Brittany Garriott:** Staff recommends Plan Comm. approve Docket PC18-049-CP & Docket PC18-050-DP, 65 Commerce Park, building 2, and PC18-051-CP & PC18-052-DP, Commerce Park, Building 3.

Motion to approve Building 2 by McGee. Second by Ford. Motion passes 6-0.

Motion to approve Building 3 by Arthur. Second by Ford. Motion passes 6-0.

2. Docket PC18-053-DP – ELHH Senior Living

- i. **Aaron Hurt:** Civil & Environmental Consultants, Civil Engineers for the owner, gave an introduction to the project. This has been before the Plan Commission multiple times in different forms, slightly different, but very similar. There will be 72 units that are single story. There will be six senior care buildings, with 1 office club house building at the front. 7 total structures. There will be on street

parking, but most, if not all the residents will not drive. Have been before the TAC and have drainage & stormwater approval. We are working on final approval with Utilities.

- ii. **Garriott:** Staff recommends Plan Commission approve Docket PC18-053-DP, ELHH Senior Living.
- iii. **Doublestein:** On the plans to the East, there is a private drive described to the South. Does this connect directly into the parking lot to the Boys and Girls Club?
- iv. **Hurt:** That is the intention, that it will, in the future. There is a gap for that private drive. It does not extend all the way to the boys and girls club property, but that would be the plan for the future also. On the East side of that North/South road, there is the ability to add additional buildings. So that is kind of the master plan. Initially, I think because of some licensing, the initial six buildings and the ability to add more, and to then extend the road & utilities to the East as well to the boys and girls club.
- v. **Doublestien:** Have you had this discussion with the Boys and Girls Club? I believe they have parking spaces there.
- vi. **Hurt:** Definitely need to be some formal plans & rework of the parking lot to make that happen.
- vii. **Doublestein:** Has anyone from the Boys and Girls Club mentioned that to anyone? Staff or otherwise?
- viii. **Garriott:** No
- ix. **Doublestein:** I have a concern there is the ability to actually turn that in to a private drive or not in that spot. Especially if there would be cost.
- x. **Hurt:** There is a gap and not connected. Our current Plan is not to tie in there. I understand your concern about traffic, about maybe going across the parking lot. That is definitely not the current Plan to do that.
- xi. **Ford:** Is that the concern? The traffic?
- xii. **Doublestein:** I would have the concern of safety for children, if that was to be a drive into a parking lot.
- xiii. **Ford:** Is that something Staff could look into?
- xiv. **Garriott:** Yes, as it develops. I don't believe that drive goes anywhere, but if it did connect, we would definitely need approval. We would make sure Public Safety and the Street Department is involved in that. With the Boys & Girls Club being in Zionsville, there might be some issues there. If connected, it would have to go through a review process.
- xv. **Kyle Resetarits:** Bingham Greenebaum Doll, Attorney for the Petitioner, no discussion with the Boys and Girls Club, as there is still a fair amount of property to the East of the current site Plan, as well as to the North. This was currently the best use of the property, as Aaron mentioned, due to State licensing requirements, the Petitioner only wanted 72 beds in this current development. Any development of the East portion parcel and the North would be sensitive to safety concerns, as well as knowing we would have to return here to ask for development approval nothing has been discussed planned or really considered to the East or North as of yet.

Motion to approve by Arthur. Second by McGee. Motion passes 6-0.

- i. **Arthur:** Items F & G, we are to consider recommendation to the Town Council fore an updated Parks & Recreation Zone Improvement Plan as an amendment to the Whitestown Comp Plan. Resolution 2019-2 & consider recommendation to the Town Council for an Ordinance Concerning Recreation Impact Fee on New Development, this would be replacing Ordinance 2013-24. Now be Ordinance 2019-2
- ii. **Garriott:** Items F & G, go together, but we have to approve one before the other. Both are having to do with the same thing. Every five years, according to State Statute, we update our parks impact fees. Parks have been working with a committee that includes part of the Staff, Production Home Builders, in Whitestown, and Umbaugh. The first thing is to make a recommendation a recommendation to Town Council that would do a zone improvement Plan Amendment to Comp Plan, and 2nd, would just be an ordinance that we make a recommendation for Council to approve the actual fees themselves.
- iii. **Molitor:** Stated Commission should open this up as a public hearing since we are making a recommendation to Town Council, I didn't know if we will have comments, but we should do that.

Motion to recommend Resolution 2019-02 to Town Council by Arthur. Second by Ford. Motion passes 6-0.

Motion to recommend Resolution 2019-2 to Town Council by Ford. Second by Taylor. Motion passes 6-0.

- i. **Molitor:** Impact Fee Proposal, is sometime a misunderstanding, that this is a tax increase. Actually, it keeps taxes lower for existing residents, because it's charging the development impact fees, on the new development. It allows the Town to create new park facilities, for new development or new residents for moving here, without existing residents to have to pay for these things.
- ii. **Arthur:** We already have a lot of great parks and a lot of things to do here. I am looking forward to seeing a lot more.
- iii. **Ford:** I assume we are keeping the same meeting schedule for this year?
- iv. **Garriott:** Yes, second Monday of every month, unless notice is sent otherwise. Next meeting is February 11th.
- v. **Ford:** Agendas are always on line, and on Facebook

Other Business: N/A


Adjourn

Unanimous vote to adjourn

6:54pm



Craig Arthur, President


Brittany Garriott, Staff