



Meeting Minutes

Whitestown Plan Commission

Date: 01/19/21

Time: 6:30 pm

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

Call to Order

6:32 pm

Pledge of Allegiance

Roll Call

- Danny Powers
- Dave Taylor - **Absent**
- Steve Milstead
- Andrew McGee
- Matt Doublestein
- Lauren Foley
- Sarah Ford
- Staff:
 - o Brittany Garriott, Town Planner
 - o Jonathan Hughes, WPC/WBZA Attorney

Election of Officers

Motion by McGee to elect Doublestein as President. Second by Foley. Motion passes 6-0.

Motion by Doublestein to elect McGee as Vice-President. Second by Ford. Motion passes

Approval of the Agenda

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

Motion to approve 12/14/20 meeting minutes by McGee. Second by Ford. Motion passes 6-0.

Public Comments for Items Not on Agenda N/A

Not on the Agenda N/A

Presentations N/A

Unfinished Business N/A

New Business (Public Hearing)

a. PC20-054-ZA Hockett/Starkey Zone Amendment

- i. **Jeff Jacob** – 1620 W Oaks Street Zionsville – With Terry McCardwell from GDI seeking favorable recommendation of rezone of 2 parcels West of town on off 300 South known as the Hockett (80 acres) and Starkey (3 acres) properties. This request no longer includes the Peabody property. Seeking rezone to build to warehouses, went over zoning for surrounding areas as well as comp plan and stated that the town as outgrown the current comp plan.
- ii. **Terry McCardwell** – Owner of GDI and creator of Fishback Creek Business Park. Talked of the companies he has brought to the town and is looking forward to bringing more.
- iii. **Jeff Jacob** – They believe this promotes responsible growth and is asking for the support of the WPC of a Company with a great track record. Noted that the access point will be off 575 and not 300, also working on landscaping plan.
- iv. **Brittany Garriott** – Staff report – Rezone is a legislative act WPC gives a recommendation to the Town Council.
- v. **Cheryl Hancock** – 5400 E 300 S – This proposed development will be directly in front of her property. They meet with the developer yesterday and went over drainage issues. They committed to fixing drainage issues for the Hancock's and surrounding neighbors and she requested that be put in the commitments of voting. Would like to see at least a 6 ft berm with trees and a commitment to no working going on during quiet hours. They were told by realtors that their property values will go down. Also noted that two new owners on the street have not been notified because they just moved in.
- vi. **Ken Newell** – 609 W Pierce Street – Stated that comp plan is irrelevant. Requested that buffer next to the residents needs to stay. Would like to see it developed as residential/commercial and not warehouses. If the rezone cannot be changed would like a commitment of no more development to the East.
- vii. **Mike Caldwell** – 3160 S 500 E – He is the only house left between 300 and 400. This is very close to his property and he did not expect this type of growth when he built 7 years ago. Not against growth but would like houses and warehouses. Where will access roads be located?

- viii. **Jeff Jacob** – Access to the property will be West, 500 or 575. Understands about growth in all directions of the Town and stated that Town has outgrown the comp plan. Also stated that they can not commit to no more development to the East.
- ix. **Terry McCardwell** – Drainage is a result of swail wash off across the road. They will install a pipe to fix the problem. Will install a berm 6 ft tall with landscape to help with noise and light.
- x. **Andrew McGee** – Will there be a 6ft berm on the North side of the property?
- xi. **Terry McCardwell** – Yes, we will meet or exceed the Town requirements. We committed to the Hancock’s a 6ft berm.
- xii. **Andrew McGee** – Also for the Westside for the General Business?
- xiii. **Jeff Jacob** – GDI has been in contact with the Reinhardt’s to customize landscaping and a berm for them.
- xiv. **Sarah Ford** – This is a tough one. Comp plan needs to be updated. There are times we should go outside of the comp plan. Nothing against GDI, just not sure this is the best for the Town.
- xv. **Lauren Foley** – Agrees with Sarah. Would they be able to honor the evening hours?
- xvi. **Jeff Jacob** – Have not that discussion with the occupant. Cannot commit to this at this time. Being more thoughtful with the buffers instead of time commitment.
- xvii. **Terry McCardwell** – Appreciate Sarah’s comments. Stated that the project makes more sense because it is farther West and smaller. Stated that Peabody property needs more thought and input from the Town and that they would come back later for the best use of that land. The 80-acre proposed piece is better for this plan as well as having the access off 500 or 575 and not 300.
- xviii. **Andre McGee** – Is access off 575 or 500? Staff Report says 500 or is it both?
- xix. **Terry McCardwell** – It is off 500.
- xx. **Matt Doublestein** – Mixed feelings same as Sarah.
- xxi. **Andrew McGee** – Feels it to getting too far North and opens the door for other properties that were requested in past. Comp plan needs to be reviewed.

Motion for unfavorable recommendation to Town Council by McGee. Second by Ford. Motion failed no majority.

Jonathan Hughes – Is there another motion. Went over options for voting at this point.

Motion for no recommendation to Town Council by Doublestein. No second given, motion failed.

Sarah Ford – Do we have to have a motion?

Jonathan Hughes – Yes or will come back to our agenda.

Sarah Ford – It does not need to be come back here?

Lauren Foley – No does not need to come back.

Brittany Garriott – If it is sent forward with no recommendation it will come back to WPC?

Jonathan Hughes – yes, it will come back.

Matt Doublestein – I am torn enough to move forward with no recommendation.

Motion of no recommendation to Town Council by McGee. Second by Ford. Motion passes 6-0.

Other Business

Announcements

Adjourn

Unanimous vote to adjourn.

7:31 pm

Matt Doublestein, President

Brittany Garriott, Staff