



Meeting Minutes

Whitestown Plan Commission

Date: 02/08/21

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

Approval of the Agenda

Adding item e. Bridle Oaks TIF and combining items b. and c.

Motion to approve agenda with changes above by McGee. Second by Powers. Motion passes 6-0.

Motion to approve 01/19/21 meeting minutes by McGee. Second by Foley. Motion passes 6-0.

Public Comments for Items Not on Agenda N/A

Cheryl Hancock – Welcome Todd Barker and thank you to commission for comments given on Hockett/Starkey rezone last month.

Not on the Agenda N/A

Presentations N/A

Unfinished Business N/A

New Business (Public Hearing)

a. PC20-058-ZA Emmis Property Zone Amendment

- i. **Fredric Lawrence** – Attorney from Nelson and Frankenberger along with the property owner Scott Enright and Bryan Sheward of Kimley-Horn. Went over presentation of property location as well as surrounding properties and zoning. Asking for a positive recommendation to change zoning after changes to the zoning as a result of the new UDO in 2020.
- ii. **Brittany Garriott** – Staff Report – Staff recommends a positive recommendation from UB to MU-Core.

Motion for favorable recommendation to Town Council by Foley. Second by Powers. Motion passes 6-0.

b. PC20-059-CP and c. PC20-060-DP Park 130 Building 5

- i. **Liam Sawyer** - Kimley-Horn along with Larry Siegler and Bryan Sheward. Went over presentation of 235,839 square foot warehouse on 12.6 acres. Went over parcel and surrounding properties and zoning. Are meeting all landscape requirements and have meet with neighbors. Showed elevations and stated that they will follow the same elevations as the existing Park 130 buildings.
- ii. **Brittany Garriott** – Staff Report – Staff recommends favorable recommendation for both dockets.
- iii. **Danny Powers** – Stated that they have gone above the minimum requirements as a developer.

Motion to approve with comments by public works by McGee. No second by Foley, motion passes 6-0.

d. PC20-061-ZA Bridle Oaks BSU Zone Amendment

- i. **Matt Price** – Dentons Law Firm along with Dave Compton and Rex Ramage. Shared presentation and went over Bridle Oaks PUD and now wishing to add this BSU 52 acre property as the missing piece to the development. The proposed development would be 2.67 per acre density. Showed examples of homes and went over landscape plans and buffering from Main St.
- ii. **Brittany Garriott** – Staff Report – Rezone is a legislative act and the Town Council will have the final say. Staff would still require development plan approval and would das for commitment to connect trails through development. This has already been agreed upon between staff and developer.

Motion of favorable recommendation to Town Council by Foley. Second by McGee. Motion passes 6-0.

e. Bridle Oaks TIF

- i. **Nathan Messer** – TIF funds needed to create roads and infrastructure.
- ii. **Jonathan Hughes** – WPC to review TIF and agree it is consistent with zoning and planning of Town.

Motion to approve the order as presented McGee. Second by Powers. Motion passes 6-0.

Other Business

Announcements

Welcome Todd Barker new Director of Development Services

Adjourn

Unanimous vote to adjourn.

7:08 pm
DocuSigned by:

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Matt Doublestein, President


Brittany Garriott, Staff