



Meeting Minutes

Whitestown Plan Commission

Date: 02/10/2020

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

Approval of the Agenda

a. 01/13/20

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

Motion by Arthur to combine items c. and d. for presentation. Second by Powers. Motion passes 7-0.

Public Comments for Items Not on Agenda N/A

Not on the Agenda N/A

Presentations

- a. **Brittany Garriott:** Introduced Brian Stumpf and stated that staff is still working on final changes to UDO with BAGI.
- b. **Brian Stumpf:** 11th Street Development – Stated that they have had some great meetings with BAGI. Biggest changes have been architectural changes from Chapter 2 (zone district) to Chapter 9 (subdivision control). Residential architectural standards adjusted mostly for diversity of design. Changes also to provide diversity and ease of interpretation.
- c. **Brittany Garriott:** Will be asking for a motion to recommend to Town Council next month.
- d. **Matt Doublestein:** Asked for an itemized list of changes.
- e. **Brittany Garriott:** Stated that she would get to Town Council as well as Plan Commission.

Unfinished Business N/A

New Business- Public Hearing

1. Docket PC20-001-PP Jackson Run – Primary Plat

- i. **Brian Tuohy:** Tuohy, Bailey and Moore 50 S Meridian Street – Reviewed pictures, plats and models of homes proposed for Jackson Run Subdivision. Went over rezone information that was granted at the last meeting, now all 94 acres are zones R3. Plat meets all UDO standards and they are requesting a waiver of side yard set back to be at 6 feet. Stated that this would not be the case for all homes just those needing bump outs for 3 cars garages or extensions of the home. He said that most units would have more than this minimum. Kimley-Horn conducted a traffic study concluding that 700 W will maintain a level of A or B service that is very acceptable. Also asked commission to keep in mind that building will not be completed for several years.
- ii. **Dave Taylor:** Asked if there was a plan for construction traffic.
- iii. **Bryan Sheward:** Stated that they will work with the town and avoid traffic on Main Street.
- iv. **Brittany Garriott:** Staff Report - Stated that this does follow comprehensive plan and that they have been working with the Boone County to improve drainage. She wanted to amend her report from 5 feet side setbacks to 6 feet side setbacks. Reviewed with commission setbacks of previously approved neighborhoods.
- v. **Pat Howenstein:** 2587 S 650 E Whitestown – Asked the commission to keep the neighborhood the same as existing, no waiver allowed, stop the mass, overcrowded developments.
- vi. **Brian Tuohy:** reviewed previously discussed items of lot size more than minimum, open space for wildlife and improving drainage as a result of development.

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

2. Docket PC20-002-CP Whitestown Crossing Lot 7 (Block D) – Concept Plan

- i. **Jerry Kittle:** Innovative Engineering 3961 Perry Blvd Whitestown – Presenting info on 3.4-acre site in Whitestown Crossing Lot 7. The building will be a 210 ft by 210 ft 44,000 square foot

warehouse with 6 docks zoned GB. They will be installing landscape on berm that meets town requirements. They brought information on experiment done with truck headlights to show the line of sight from the neighbors which showed that the headlights on 2 different sized trucks were not visible through the berm. Shared pictures with Commission of elevation and design of building.

- ii. **Mike Janson:** CFO Valenti-Held 3961 Perry Blvd Whitestown – Referenced packet that was distributed to the Commission and went over the history of the company and property. Went over zoning of property and reminded Commission that the land has had the same zoning for many years. Documents in packet from 2011 referenced commitment to the neighbors and that the promised landscaping will be installed by April 2020.
- iii. **Brittany Garriott:** Staff report – Received Special Exception through BZA and GB zoning was approved. They held neighborhood meeting per requirement of the BZA on January 9, 2020 and requests were referenced such as landscape and fencing on berm. Also provided deadline date that landscaping will be installed. It is in compliance with the Whitestown UDO.
- iv. **Roger Burris:** 410 W Oak Street Zionsville Representing Candice Smith and Kyle Worman – Stated belief of his client that a warehouse next to agriculture and residential land should require more buffering. Stated that it is not his client’s fault that the Boone County Surveyors office will not allow a fence in the drainage easement and believes that the building should be moved or made smaller to accommodate a fence outside of the drainage easement. Also stated that client is willing to work with them and would allow fencing on her property if needed to accommodate request.

Motion by Taylor, Second by Arthur. Motion passes 7-0.

3. & 4. Docket PC20-003 – CP and PC20-004-DP Bobcat Concept and Development Plan

- i. **Jerry Kittle:** Innovative Engineering 3961 Perry Blvd Whitestown – Proposed new building on 7.5-acre site to improve drainage as well as building to include showroom. Reviewed elevation and design concept. Reviewed variance that was received previously for addition of gravel lot on the property.
- ii. **Brittany Garriott:** Staff report – Downlight fixtures are to be used on building. Meets Whitestown UDO standards, zoning requirements and fits with other development in the area.

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

5. Docket PC20-005-ZA Emmis/CRF – Zoning Amendment

- i. **Bryan Sheward:** Kimley-Horn 250 E 96th Street Indianapolis – Reviewed request to rezone 2.14-acre piece of land currently zoned Anson PUD to UB to match existing piece of land. Duke owns the parcel and signed consent to have the zoning changed. He will be back after March 5th filing with concept plan for the senior living facility they are proposing for this area.
- ii. **Brittany Garriott:** Staff report – Staff will require development plan however this rezoning meets the goals of the comprehensive plan and zoning requirements.

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

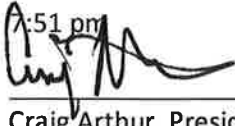
Other Business

- a. **Craig Arthur:** Announced welcome of Lauren Foley to the WPC.
- b. **Brittany Garriott:** Announced that she would be getting a list of the UDO changes sent out for review.

Announcements N/A

Adjourn

Unanimous vote to adjourn

7:51 pm


Craig Arthur, President



Brittany Garriott, Staff