



Meeting Minutes

Whitestown Plan Commission

Date: 02/11/2019

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
- Craig Arthur- **Absent**
- Sarah Ford
- Andrew McGee
- Matt Doublestein
- Staff:
 - o Brittany Garriott, Town Planner,
 - o John Molitor, WPC/WBZA Attorney

Approval of the Agenda

- a. 02/11/2019 Meeting Minutes

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

Sarah Ford: Asked to Combine Items B & C- Docket PC19-001-CP & Docket PC19-002-DP

Motion to approve combining of items by McGee. Second by Doublestien. Motion passes 6-0.

Public Comment for Items Not on the Agenda

Presentations- N/A

Unfinished Business- N/A

New Business- Public Hearing

1. Docket PC18-055-CP- Staybridge Suites- Concept Plan

- i. **Harsharan Ghoman:** Gave an introduction to the project. This will be an extended stay, with full kitchen and complimentary breakfast and they offer complimentary Dinners, Monday-Wednesday. Will employ 70 to 75 employees. There will be a restaurant with the hotel, called Old Chicago. Will have 55-60 employees, and there will be 7 to 8 general managers
- ii. **Brittany Garriott:** Staff recommends Plan Comm. approve Docket PC18-055-CP
- iii. **Andrew McKee:** Any concerns about parking spaces?
- iv. **Garriott:** Not at this time, we will address that, when they get to the Development Plan. There will be a possible waiver for the parking.

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

2. Docket PC19-001-CP & Docket PC19-002-DP – Home2 Suites Concept & Development Plan

- i. **Bryan Sheward:** Kimley Horn, 250 E 96th Street, Civil Engineers for the owner, gave an introduction to the project. Will have 107 rooms and 107 parking spaces. This is a three-acre parcel, that will be divided by two acres for the Hotel, with one acre being an out lot for future, with some kind of light business use. They are working with Staff, extending water main. This is a Hilton Brand Hotel, and has a trademark bright colored motif, which will be a line on the building. They will keep the Architecture inline, with the PUD Standards.
- ii. **Garriott:** I want to mention, there is a waiver with this one. It is for Bufferyard D of the I-65 PUD. Because there is a drainage easement, they are unable to put 9 under story trees. This is less than is required, but I see issue with this. Bryan has done a nice job of adding a lot of shrubs, and it will look very nice along Perry worth Road. Staff recommends Plan Commission approve Docket PC19-001-CP & Docket PC19-002-DP, with included waiver.
- iii. **Ford:** I would like to know what Extended Stay vs Short stay is? I would like to look at that, to make sure we are getting a good variation.
- iv. **Garriott:** We are getting a good variation. We are looking at the Little League project, where people will be coming in for a week or two at a time and think the extended stays will be beneficial. We do have the Holiday Inn Express and the Hampton, that are shorter stay hotels. I believe we are getting a good variation of both.
- v. **Ghoman:** Extended Stay difference, have full kitchens, that can serve four to five people. You cannot cook in the room though.

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

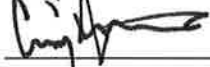
- vi. **Garriott:** I have one announcement, I know we have worked jointly with the Historic Preservation in the past, and I am in the process of re-doing our Unified Development Ordinance. Part of that is coming up with an Overlay District for the Legacy Core, and new standards. We might do a joint meeting with Historic Preservation Committee, to recap when we met last May, we will meet to see if there is anything that Plan Commission and HPC, need to add to the standards.
- vii. **John Molitor:** The litigation we have, which is pending, I have requested the Court to give us an additional amount of time to respond to the original complaint. There is a similar case pending, with the same Plaintiff, that sued the Town Council, regarding the rezoning. The Court did grant us that extension, we have until early next month to respond. We are hoping to see a ruling on the other case. That would probably help us convenience a judge to rule the same way on our case.

Other Business: N/A

Adjourn

Unanimous vote to adjourn

6:48pm



Craig Arthur, President



Brittany Garriott, Staff