



Meeting Minutes

Whitestown Plan Commission

Date: 03/08/21

Time: 6:30 pm

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

Call to Order

6:33 pm

Pledge of Allegiance

Roll Call

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

Approval of the Agenda

Motion to approve 02/08/21 meeting minutes by McGee. Second by Powers. Motion passes 6-0.

Jon Hughes - went over process being asked to re-docket items a. and b.

Motion to approve agenda and combine items d. and e. 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. PC21-005-CP and PC21-006-DP Paul Property Withdrawal and Re-Docket

- i. **Jon Hughes** – The petition was filed and after filing it was realized other remonstrators should have been noticed. Now coming back to request to be heard in April. It needs to be unanimous, or they will have to wait until June (90-day rule).

Motion to be heard in April by Ford. Second by Powers. Motion passes 6-0.

b. GDI Hockett/Starkey Rezone Re-docket

- i. **Jon Hughes** – Has come before the commission with no recommendation because of a split vote. Same request to be re-docketed next month instead of waiting until June.
- ii. **Matt Doublestein** – It did not go before Council?
- iii. **Jon Hughes** – Correct, they withdrew and refiled, so back now to WPC. The process has started over because they withdrew.
- iv. **Sarah Ford** – Our last vote does not count?
- v. **Jon Hughes** – Correct.
- vi. **Matt Doublestein** – Normal rules apply for 90 days.
- vii. **Andrew McGee** – Does not want to hear it sooner.
- viii. **Sarah Ford** – There is nothing different.
- ix. **Jon Hughes** – Re-docketed for June.
- x. **Matt Doublestein** – No motion, Re-Docketed for June.

c. PC21-002-ZA Main Street Dental Zone Amendment

- i. **Mike Andreoli** – 1393 W Oak St representing Nick Brauer. Own 5 acres on Main Street. Came in from of the WPC last year requesting GB. Was too wide of a range of zoning that would be allowed at that time. Now coming back to ask for LB for low density businesses. Shared detailed site rendering that would look more like a single-family home than commercial. Commitments have been made for the uses allowed and staff has outlined those in the staff report.

- i. **Brittany Garriott** – Staff Report – Staff recommends the following commitments be made as also agreed upon by petitioners: the landscape and architecture of the building should be reflected in what was submitted. Real Estate will only be used conditions listed in commitments (list was read and will be attached to public record). Read names of comments received by residents and noted that they had been sent to WPC members and would be part of the record.
- ii. **Dave Davis** – 4842 S Main St – Concerned about setting a precedence for other AG land, does not want all land to be developed. Concerned about losing natural area, property values, drainage, and flood plain, traffic, lighting, and landscaping. Asked hours/days of business as well as who will enforce that standards are met. Can the design be moved, or tree line and landscaping be added?
- iii. **Cameron Norman** – 6090 Hardwick Dr – Concerned about traffic and wanting commission to remember past vote because of the traffic issues on that corner. Went over comments of commissioners of the last meeting and stated that nothing has changed during that time.
- iv. **Mike Andreoli** – The hours will be 9-6 with no weekend hours or possibly early Saturday hours. The proposed site plan of one building is all they are planning for the property; this will not change. Stated they will use UDO landscaping standards and are open to talking with homeowner about additional plantings and will be keeping much of the existing wooded areas. Stated that plot will have traffic no matter the use and they are to limit the use with only putting one structure. Only small portion of the lot will have a building.
- v. **Andrew McGee** – Clarification on his comments from the last meeting this was heard, the last proposal had a school, and this is no longer in the plan. His past comment was not about the dental office.
- vi. **Mike Andreoli** – Only one building.
- vii. **Sarah Ford** – Big difference between GB and LB. Commend them for bringing back a plan in better shape. This sits in a special development area and retail uses could be put there. What option is best? Concerned about intersection and plans for intersection.
- viii. **Danny Powers** – It is a tough area, looked at a signal or Round-about, both will fit. Tricky with graveyard and Main St. Also, South of right of way is Boone County. Would like to move forward with dedication of additional right of way and easements to Whitestown to improve intersection. We also need right of way from the petitioner. Like site plan better with one building. Would require at Development Plan stage a passing blister on the East side for safety.
- ix. **Matt Doublestein** – Roads to pull traffic off 650?
- x. **Danny Powers** – Throughfare plan has Main Street as a major arterial so we require major right of way for future growth. 575 also major arterial to relieve Main St. 575 corridors can take more traffic and will.
- xi. **Sarah Ford** – Dave Davis asked about lighting. Will be part of the DP process and will be within guidelines.
- xii. **Matt Doublestein** – Would like more clarification.

- xiii. **Mike Andreoli** – This will be added at DP stage. Lighting in parking lot will be down lit. Lighting on building for safety but will be minimal. Landscape lighting will be on timers. Will work with staff on being good neighbors.
- xiv. **Matt Doublestein** – Davis is surrounded by commercial business. Many years ago, to the West was a business use as well. Asked about Morning Dove.
- xv. **Brittany Garriott** – Morning Dove is AG. North is AG and South is AG. AG controlled by county. Lighting will be submitted with Development Plan and have no lumens spilling over. Will require a detailed lighting plan.
- xvi. **Matt Doublestein** – There are lots of residential type businesses in old homes. Likes the look of that and likes the use of this versus other options that it could be.
- xvii. **Andrew McGee** – Agree much better than first submittal. Change of zoning with commitments of specific businesses and no other buildings.
- xviii. **Matt Doublestein** – Want to make sure they will work with neighbors.
- xix. **Sarah Ford** – Plans for a community garden?
- xx. **Mike Andreoli** – Have an area designated that would be allowed for people to use why they are waiting on appointments. No plans developed yet but is going to be turned into green space and landscaped.
- xxi. **Andrew McGee** – started motion.
- xxii. **Danny Powers** – what would be appropriate for the dedication on right of way? We could require at DP stage.
- xxiii. **Jon Hughes** – Are they willing to agree to right of way? And does Danny know how many feet you want?
- xxiv. **Danny Powers** – I am not sure at this time, but we can work on that at DP time and before it goes to Council.
- xxv. **Mike Andreoli** – Without numbers it is hard to say. Building is moved North on site for potential future road developments. We will have this ready for Development Plan.

Motion of favorable recommendation to Town Council with commitments from the Staff Report by McGee. Second by Powers. Motion passes 6-0.

d. and e. PC21-003-CP and PC-21-004-DP All Points Anson Building 18

- i. **Nathan Harris** – Duke Realty 8711 River Crossing, Indianapolis – Submitting for APA Building 18. Went over presentation for 8.8-acre site located in the Anson PUD. Showed land use map, site plan and elevations.
- ii. **Brittany Garriott** – Staff report – Staff recommends APA CP and DP.
- iii. **Matt Doublestein** – There is a for sale sign at adjoining property to the East.
- iv. **Nathan Harris** – Anson Acres Park and then the Paul site.
- v. **Matt Doublestein** – I understand, thank you.

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

f. PC21-007-ZA Park 130 Giles Property

- i. **Andy Buroker** – With Larry Siegler and with Ross Nixon representing Park 130 partners. Went over location of the property and that four of the five buildings are complete. Seeking to rezone 133 acres owned by the Giles family from R3 to I1 light industrial like the other 4

- buildings. Of those acres 42 of them will not be developed because of white lick creek and flood plain areas. Rebuild 550 S and 475 E providing infrastructure to the area. Commitment to them working within normal business hours and went over site plan.
- ii. **Larry Siegler** – Peterson Group – Temporary access to 550 until 475 corridors is built.
 - iii. **Brittany Garriott** – Staff Report – Rezones are a legislative act with a recommendation from the WPC to Town Council for final decision. WPC can request commitments and should adhere to the UDO to achieve the goals of the comprehensive plan. The comprehensive plan and transportation plan goals should be met. Continued work with Public Works on these plans.
 - iv. **Jesse Chary** – not present to speak.
 - v. **Larry Brenner** – 6190 S 475 E – Went over PowerPoint that was shared on the screen. Stated this is not a desirable use for the land, worries about property values and does not promote residential development or growth. Feels that it is precedence setting. Stated there needs to be a transitional area between commercial and residential. Stated that this rezone is not consistent with the Comprehensive plan.
 - vi. **Bruce Thompson** – 6145 S 475 E – Had question about voting, recommendation to Town Council?
 - vii. **Matt Doublestein** – Yes, Town Council has final vote, WPC recommends.
 - viii. **Bruce Thompson** – Stated that this development is working with Becknell to the South and both are intrusive to the residential in the area. Semi traffic will be 50 feet from his property line. Homeowners across the street are in negotiation with Becknell to sell their property. Asking to defer until April meeting, they need more time.
 - ix. **John Sernyk** – 6150 S 475 E – Lived in home since 1999. Concerned about traffic and future of the area with the Ronald Regan Parkway coming from Hendricks County. Concerned with property values and asked for the project to be rerouted.
 - x. **Andy Bruoker** – Traffic will go North to 550 and will not be routed in front of homes. Entrances will be North. Stated that they are not in conjunction with Becknell and do not wish to extend docket to next month. Stated that the building will be 672,000 square feet, not as big as others. Trees and creeks will remain, drainage will be coordinated with Boone County. Plan to keep buffer and add to it for neighbors on Sanders Ct.
 - xi. **Matt Doublestein** – Question about mid-point interchange.
 - xii. **Danny Powers** – Stated that the interchange will change the traffic patterns on Indianapolis Road, 500 and 475. There will be more traffic regardless of this goes through or not because of the interchange. They will be required to make improvements to 550 and 475 which would be a great benefit to the town. Ronald Regan will also have a big impact when it further develops.
 - xiii. **Matt Doublestein** – Town Council commitment from 2007. Brittany, can you speak to that?
 - xiv. **Brittany Garriott** – Looked up 2007 under Boone County area plan commission jurisdiction and the old staff report showed commitments. Speaks about legal drain and landscaping.
 - xv. **Jon Hughes** – We would need to look at the ordinance.
 - xvi. **Matt Doublestein** - Could or would the Town council make such a commitment.
 - xvii. **Brittany Garriott** – It was made through Boone APC not Whitestown Town Council.
 - xviii. **Jon Hughes** – I do not know.
 - xix. **Sarah Ford** – Would that still be relevant if it were done through APC?

- xx. **Jon Hughes** – No longer binding on Whitestown.
- xxi. **Brittany Garriott** – Staff Report does not seem to be the same exact property, would need to contact Boone County.
- xxii. **Matt Doublestein** – Andy Buroker, was there anything that came up in your research?
- xxiii. **Andy Buroker** – We did title commitment and survey, and it was not a recorded instrument. If it was done for Green Park that project did not move forward. It was not recorded and does not run against title.
- xxiv. **Jon Hughes** – Comments about it being not being recorded are relevant. It is unlikely that they were adopted. There is nothing in the record.
- xxv. **Sarah Ford** – Drove the area and looked at comp plan and it is not outside of realm of possibilities to have warehouses here, based on what is already there.
- xxvi. **Matt Doublestein** – What do you envision for a transitional space?
- xxvii. **Andy Buroker** – Landscape plan at Development Plan stage. Sanders Court will have a 13-acre detention area. They will improve the roads and help with drainage issues. Will provide buffering with landscaping, willing to work with the homeowners.
- xxviii. **Andrew McGee** – Indianapolis Road North and South is fitting with what is already there on that side of the interstate. I have not further questions.

*Motion for a favorable recommendation to the Town Council by Ford. Second by Foley.
Motion passes 6-0.*

g. PC21-008-DP Emmis Multi-Family

- i. **Liam Sawyer** – Kimley-Horn 250 E 96th St Indianapolis – Had concept Plan approval in December 2020 for three building 216 units on the Emmis Communications Site. Went over traffic study that showed no significant impact. Provided landscape for headlight buffer. Spoke on extension of New Hope Blvd. December 2020 BZA approved variance for multi-family under UB zoning. Went over elevations, style of buildings and above and beyond landscape plan.
- ii. **Brittany Garriott** – Staff Report – Staff recommends with condition upon Emmis primary plat and secondary plat approval.
- iii. **Andrew McGee** – Can you elaborate more on landscape on the NE corner?
- iv. **Liam Sawyer** – Shrubs and bushes appropriate height for headlights. Dense for blocking headlights at a height of 3-4 feet.
- v. **Matt Doublestein** – backs up to park? With several trees that you will be leaving?
- vi. **Liam Sawyer** – yes, leaving most of the existing trees on Eastern Property line. Easements and detention to be left as buffer.
- vii. **Danny Powers** – Hemlock Drive is an important connector to help facilitate traffic and help alleviate traffic on Main St. We are in the process of planning to widen Perry Worth Rd. This will help with that as well. Also provide pedestrian connectivity.
- viii. **Sarah Ford** – Did we combine items?
- ix. **Jon Hughes** – We did not.

Motion to approve with condition of the PP and SP approval by McGee. Second by Powers. Motion passes 6-0.

h. PC21-009-PP SCP Emmis Property

- i. **Liam Sawyer** – Nothing additional to add but it was given a favorable recommendation on the Staff Report.
- ii. **Brittany Garriott** – Staff is providing a favorable recommendation.

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

i. Whitestown 2021 Milhaus TIF Bond and j. Whitestown 2021 Homefield TIF Bond

- i. **Nathan Messer** – This is redefining the Mauer Commons TIFs to be more specific to the development that has been proposed. One large TIF to two smaller TIFs.
- i. **Matt Doublestein** – Does it add anything?
- ii. **Nathan Messer** – No it does not, it removes a few pieces.
- iii. **Jon Hughes** – Comes before you for the plan of development for the town.
- iv. **Sarah Ford** – this would have gone through RDC first correct?
- v. **Nathan Messer** – Correct, RDC to WPC to TC and then back to RDC for final.
- vi. **Matt Doublestein** – Divides into to two.
- vii. **Nathan Messer** – Correct.

Motion to approve i. by Powers. Second by Ford. Motion passes 6-0.

Motion to approve j. by Ford. Second by McGee. Motion Passes 6-0.

Other Business

Announcements

Adjourn

Unanimous vote to adjourn.

8:52 pm



Matt Doublestein, President



Brittany Garriott, Staff