



Meeting Minutes

Whitestown Plan Commission

Date: 03/09/20

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:
 - Brittany Garriott, Town Planner
 - John Molitor, WPC/WBZA Attorney

Approval of the Agenda

a. 02/10/20

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

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

1. Whitestown Unified Development Ordinance Draft Update

- i. Brittany Garriott – lots of discussion around this and this is a list of some of the changes:
 - a. R4 added high density mixed residential.
 - b. Mixed use categories, help with future mixed-use development with commercial, residential, parks etc. The Legacy Core overlay is also included in this section.
 - c. Section 4 property and maintenance standards.
 - d. Section 5 landscape standards, plant materials list now available.
 - e. Section 6 lighting standards.
 - f. Section 7 parking now has its own section.
 - g. Many changes around signage standards.
 - h. Section 9 Subdivision control ordinance, street scape diversity worked with BAGI on this section.
 - i. Hoping for a recommendation tonight to move forward with approval for UDO.
- ii. Arthur/Doublestein – Thank you to Brittany for her work on this ordinance.
- iii. Molitor – Stated that applications submitted before approval date will still be under the old UDO but can request to also go under the new UDO.

Motion to approve for favorable recommendation to Town Council Arthur. Second Doublestein. Passes 7-0.

2. Docket PC20-007-ZA Fishback Creek North – Zoning Amendment

- i. John Nierzwicki– 333 North Alabama Indianapolis – handed out site plan to commission. Noted that he is requesting a rezone as this is a natural boundary for the area surrounding the property. Same builder that is already in the existing area as well.
- ii. Brittany Garriott – Currently zoned rural residential, this rezone would allow industrial, however, this would be the cutoff for industrial to the North.
- iii. Ronald Wing – 3463 S 500 E – Concerned about drainage to his property and asked for provisions for drainage. Also requested privacy for his property as well as noise control, requested a concrete wall. Also stated concerns about traffic and construction pollution.

- iv. Jeff Yearly – 3375 S 500 E – Stated concerns about dust and road conditions. Asked that drainage pipe across his property not be disturbed. Asked about plans for development to go further North.
- v. John Nierzwicki – Stated that the drive connection has moved, and all trucks will enter and exit South of the bridge and are no longer adjacent to parcel. They have been working with Boone County Drainage and tiles have been moved to sewer system per the County. They are following all drainage ordinances. Separation of drive is farther away and there will be a buffer yard with trees and possible berm. They do not believe a concrete wall is necessary, this is a distribution center not a manufacturing center. Stated that a difference contractor is being used for this project and will note to them that dust control is a concern. They will be using public water, not Ronald Wing’s well.
- vi. Ronald Wing – Asked about light pollution and was told ordinances will be followed.
- vii. Matt Doublestein – Reminded everyone that this is just a request for a Zoning Amendment and that a development plan will come with more details.
- viii. John Molitor – Reminded everyone that a development plan is still required and asked that a meeting be set up by the petitioner with the neighbors.

Motion to approve a favorable recommendation to the Town Council Doublestein. 2nd by McGee. Motion passes 7-0.

3. Docket PC19-026-ZA Bridle Oaks – Zoning Amendment

- i. Matt Price – 10 W Market Street, Indianapolis representing Kite Harris. Introduced Kite Harris and Pulte team that was present at the meeting. Spoke of the neighborhood meeting that was recently held and they would be using the same format tonight. Gave an overview of the property East of Main Street and the South perimeter of Albert S White connection. 67 ½ acres for single family development, 82 acres of residential and mixed use (residential, multifamily, retail) and 15 acres for future development. Presented examples of high-level architecture that will be used and stated how the project reflects the comprehensive plan of the Town.
- ii. Brittany Garriott – Staff Report – Rezone request to go to Town Council. Stated that any development plan would need to be submitted to Plan Commission at a future date. Currently zoned I1 industrial, staff believes residential is better than industrial to back up to the legacy Core.
- iii. Matt Doublestein – Asked what were the goals for connectivity? How can we improve the safety of the crossing of the Big Four Trail at Albert S White?
- iv. Matt Price – Stated that he was not at a stage in the design to discuss that, however, would be open to suggestions and would want to provide a safe option. Willing to work with the town if the rezone is granted.
- v. Brittany Garriott – Stated that the TAC process will help address these issues as well as ADA standards.
- vi. Craig Arthur – Agrees with Matt, should be addressed.

- vii. Andrew McGee – Excited to see this state to take shape, this is a great fit for the area.
- viii. Craig Arthur – Added a personal comment of having an issue with the neighborhood management companies. Asked that they please make sure the neighborhood standards are upheld by the management company assigned to Bridle Oaks.


Motion for a favorable recommendation to the Town Council by Arthur. 2nd by Doublestein. Motion passes 7-0.

Announcements N/A

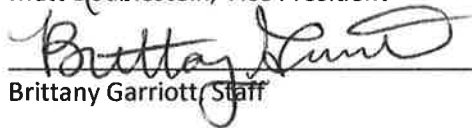
Adjourn

Unanimous vote to adjourn

7:21 pm



Matt Doublestein, Vice President



Brittany Garriott, Staff