



Meeting Minutes

*Whitestown Plan Commission*

---

**Date:** 04/12/21

**Time:** 6:30 pm

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

---

### Call to Order

6:31 pm

### Pledge of Allegiance

### Roll Call

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

### Approval of the Agenda

*Motion to approve 03/08/21 meeting minutes by Ford. Second by Foley. Motion passes 7-0.*

*Motion to approve agenda and combine items b. and c. by McGee. Second by Ford. Motion passes 7-0.*

## Public Comments for Items Not on Agenda N/A

**Jeremy Garst** – 6446 W 400 North Thorntown. Concerned with the housing growth in Whitestown. Concerned about suburban sprawl. Asked to consider options of residents living closer together. Stated that suburban housing is taking away from the land and concerned with what that will mean for water run off and the global climate. Asked WPC to look into what is happening in West Lafayette and said that they are doing a good job with their development.

## Not on the Agenda N/A

## Presentations N/A

## Unfinished Business N/A

## New Business (Public Hearing)

### a. PC21-011-PP Jackson Run North

- i. **Brett Huff** – Kimley Horn – This is a continuation of Jackson Run South being developed by Braun Property Group. 150 homes, similar and more higher end homes, Lennar will be the builder.
- ii. **Jill Conniff** – Staff Report – Applicant is proposing 156 single family homes on 64.3 acres. Committed to wooded area being preserved. It is in compliance with the UDO and staff is providing a favorable recommendation.
- iii. **Sarah Ford** – glad to hear that the wooded area will stay.

*Motion to approve by McGee. Second by Powers. Motion passes 7-0.*

### b. PC21-012-CP and PC21-013-DP Paul Property

- i. **Larry Siegler** – PPG PS Holdings – 163,000 square foot light industrial building on 450 S known as Paul Property. Secured rear entrance for development and will agree to remove improvements from 450 S. Trucks will enter off Anson Blvd. Landscape plan will exceed what is required for neighbors. They agree with the Staff Report.
- ii. **Jill Conniff** – Staff Report – Building for use of light industry on 16.45 acres. In compliance with the UDO and staff is giving a favorable recommendation for the concept and development plans.
- iii. **Tom Whitsett** – Attorney representing Carol and Tom Drake. The Drakes have lived in their home since 1988. They have attended multiple meetings for the PUD. Stated that they believe the Paul Property West of the Drake property is zoned PUD. The Paul's rezoned from AG to I1, but it is still in the PUD. In November of 2017, the application stated that it was in the PUD. This was included in documents submitted. A 200-foot buffer was addressed. Went over exhibits of documents submitted on April 1<sup>st</sup> for WPC review. Went over letter from Brittany Garriott. There is no buffer, landscape berm, lights, no specific

building height. Happy that the widening of 450 S has been withdrawn. Stated that the Drakes should be given the same protection as the Paul's and Emerick's have received.

- iv. **Carol Sparks Drake** – After listening to multiple hearings they do not understand why there is not a 200-foot buffer. BCAPC promised this to the Paul's and Emerick's. Not requesting additional, just would like the 200 feet. Stated that the Paul's acknowledged that the property was in the PUD.
- v. **John Moore** - Attorney for PPG PS Holdings 50 S Meridian St. Gave background on zoning, went over classifications and zoning map. In 2004 it was zoned PUD by Boone County prior to Whitestown. 2018 was rezoned I1 per Paul's request. In 2018 the Drakes lost in court when they fought rezone of Paul property to I1. The development plan meets all requirements for I1 development.
- vi. **Jon Hughes** – Reviewed Whitsett and Moore submissions and looked at prior assessments. Went over change from PUD to I1. From a legal perspective, this complies with I1 and the PUD no longer applies. Injunction is between Duke Realty and Drakes, there is no injunction on the Town.
- vii. **Danny Powers** – 450 improvements last year and do not feel any more improvements are warranted at this time.

*Motion to approve Ford. Second by McGee. Motion passes 7-0.*

#### **d. Anson South TIF**

- i. **Nathan Messer** – Anson South TIF enlargement– This is also under a Boone County TIF that has 13 years left, this is an expansion to use the town rate. This will help to extend road with Emmis property. Need help with infrastructure, this will allow us to pay off sooner.
- ii. **Matt Doublestein** – Concerned with funds needed for public safety, libraries, and schools and tax rates to serve those. Is this just for commercial property?
- iii. **Nathan Messer** – This is just for the blank Emmis site. We are just collecting the Town Rate and the things you mentioned are already covered under the County.
- iv. **Matt Doublestein** – What impact does that have on revenue for the Town?
- v. **Nathan Messer** – It would be minimal in our budget. But with the TIF we can bond and do a longer infrastructure project.
- vi. **Matt Doublestein** – Concerned about financial approach and length of time of revenues going in one direction.
- vii. **Sarah Ford** – Your question is that the money will be bottled up and not be used for other things needed?
- viii. **Matt Doublestein** – Yes, infrastructure is important, but it also needs to support other things as well. If we are using only for infrastructure I am concerned about other areas.
- ix. **Nathan Messer** – That is a valid argument. This TIF is not affecting anything that Matt mentioned because it is already captured by the County rate.

- x. **Matt Doublestein** – Can you help me understand how this comes to us for a decision? How can we be well educated on these to decide?
- xi. **Nathan Messer** – What you are asking for and put in packet. We need to do a TIF 101 for WPC members. It was done through RDC, and meeting with schools are done through RDC. They show the need for the infrastructure fist, without the infrastructure you cannot have the development.
- xii. **Matt Doublestein** – We have received TIFs for infrastructure that includes residents that need service. I become concerned as a homeowner. Sign, number of homeowners.
- xiii. **Andrew McGee** – This has passed RDC?
- xiv. **Nathan Messer** – Yes on 29<sup>th</sup>, next to Town Council then back to RDC for final approval.
- xv. **Sarah Ford** – Was on RDC, received more information. Would be helpful to get more information for the WPC side.
- xvi. **Matt Doublestein** – Town rate only, Anson South area. Does this include Maple Grove residential area?
- xvii. **Nathan Messer** – TIF does apply to single family homes, should not show Maple Grove.
- xviii. **Andrew McGee** – Can you show us the map?
- xix. **Nathan Messer** – Brought up exhibit A, proposed map of the area.
- xx. **Matt Doublestein** – Concerned still all the development in Whitestown are TIFs. How is that financially sustainable?
- xxi. **Sarah Ford** – Asking Attorney is that a guide from other towns? Do we have too high of a percentage of TIF's? Is there a guide to go by?
- xxii. **Jon Hughes** – Towns are all different, it is hard to say. Our job as WPC is to ask, is it consistent with plans? The RDC is more of the group that deals with TIF's. Not concerned with where we are, no issues from a legal perspective. Will alert WPC in the future about the TIF's going to RDC.
- xxiii. **Sarah Ford** – Thank you for the clarity.

*Motion to approve by Ford. Second by McGee. Motion passes 7-0.*

## Other Business

## Announcements

## Adjourn

*Unanimous vote to adjourn.*

7:30 pm

---

Matt Doublestein, President

---

Brittany Garriott, Staff