



Meeting Minutes

Whitestown Plan Commission

Date: 04/27/20

Time: 6:30pm

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

Call to Order

6:35pm

Pledge of Allegiance

Roll Call

- Danny Powers
- Dave Taylor
- Steve Milstead
- Andrew McGee
- Matt Doublestein (absent)
- Craig Arthur
- Lauren Foley (absent)
- Staff:
 - o Brittany Garriott, Town Planner
 - o John Molitor, WPC/WBZA Attorney

Approval of the Agenda

Motion to approve Arthur. Second by Powers. Motion passes 5-0.

- a. 03/09/20 meeting minutes

Motion to approve by Arthur. Second by Powers. Motion passes 5-0.

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. PC20-008-CP Glasswater Creek

- i. Liam Sawyer – Kimley-Horn 250 E 96th Street Suite 580 Indianapolis – Proposed 33,000 square foot four-story assisted living facility with 126 units and 96 parking spaces.
- ii. Brittany Garriott – Staff report, staff recommends moving forward to development plan.
- iii. Kyle Weathers – 5895 Gateway E Drive – Concerned about additional traffic development will add to the existing traffic on Gateway E Drive. Also concerned about what screening will be provided for proposed four-story building.
- iv. Brian Johnston – 5913 Gateway E Drive – Asked if a traffic study had been done as well as wanted to know if radio towers were going to be removed.
- v. Craig Arthur – Recap of the residents questions: setback requirements of towers, traffic study and screening.
- vi. Liam Sawyer – Stated that they were not required to do a traffic study but have been working with Danny Powers during the concept process. As a proposed senior living facility this will not be a high traffic area. There are plans for dumpster enclosure to screen from view. Emmis has no plans to remove the towers at this time.
- vii. Andrew McGee – Asked staff if a traffic study would be done? Also asked petitioner to elaborate on landscaping plans on the Eastside of the project.
- viii. Liam Sawyer – There are plans for two trees on the Northeast corner per town requirements.
- ix. Craig Arthur – Asked for more information on the dumpster enclosure.
- x. Liam Sawyer – They have planned for a brick enclosure as well as brick maintenance building to match the brick of the main building.
- xi. Brittany Garriott – It is anticipated to have access off of New Hope and Perry Worth Road. Do not want Gateway E Drive to be the only option.
- xii. Craig Arthur- Noted two trees on East side but asked if there is any room for landscaping on East side near the pond in the development plan.
- xiii. Liam Sawyer – Yes there is room and he will discuss with his client.
- xiv. Craig Arthur – Thank you.

Motion to approve McGee. Second by Taylor. Passes 5-0.

John Moilitor added as a side note to the residents as a reminder that this is only a Concept Plan and a more specific Development Plan will be forthcoming.

2. Docket PC20-011-CP CSL Plasma Building Expansion

- i. Greg Dempsey – Innovative Engineering 3169 Perry Blvd – Proposed 70,900 square foot expansion to Northside of existing building. There will be no changes to utilities or parking and Boone County drainage board has granted approval.
- ii. Brittany Garriott – staff recommends approval and noted that they will be seeking a waiver for a change to the side yard setback at Development Plan meeting.

Motion to approve Powers. Second by Taylor. Motion passes 5-0.

3. Docket PC20-015-PP Shoppes of Anson North

- i. Brian Cross – Civil Site Group 160 West Carmel Drive Suite 240 – Proposed 12.3-acre site West of the Shoppes of Whitestown East of Hobby Lobby. Requesting to subdivide into 4 lots for commercial development inside the Anson 65 PUD and would submit development plans for each lot. The first lot to be developed (Lot 3) is for proposed hotel. An access road will be built connecting the property but would not connect to Gateway Drive or Central Blvd per the Towns request.
- ii. Brittany Garriott – Staff Report – Staff recommends approval of the primary plat.
- iii. Jessica Morrison – Question regarding connection, why would the access road not connect to the North and South?
- iv. Brittany Garriott- Traffic concern not to flood the residents on the area with traffic from the businesses as it is a safety concern.

Motion to approve McGee. 2nd by Arthur. Motion passes 5-0.

4. Docket PC 20-016-CO Fairfield Inn Anson North

- i. Brian Cross – Civil Site Group 160 West Carmel Drive – Proposed 51,000 square foot 82 room four-story hotel on 3.9 acres. Added emergency access to Gateway Drive per Fire Marshal Steve Milstead. Lot four will connect to Hobby Lobby. Meets PUD requirements and plan to present Development Plan at next commission meeting.
- ii. Brittany Garriott – Staff Report – Staff recommends approving as it meets PUD requirements.

Motion to approve McGee. Second by Powers. Motion passes 5-0.

Announcements N/A

Craig Arthur announced that he is resigning from the Commission effective the end of this meeting stating that it has been a great experience and thanked everyone. John Molitor and Brittany Garriott thanked Craig for his service to the commission. Brittany announced that Sarah Ford (past member) would be returning to the board.

The next meeting will be held again via Zoom on May 11th at 6:30pm.

Adjourn

Unanimous vote to adjourn

7:13 pm



Andrew McGee, WPC Member



Brittany Garriott, Staff