



Meeting Minutes

Whitestown Plan Commission

Date: 05/10/21

Time: 6:30 pm

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

Call to Order

6:30 pm

Pledge of Allegiance

Roll Call

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

Approval of the Agenda

Motion to approve 04/12/21 meeting minutes by Ford. Second by Powers. 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. PC21-014-CP APA Lot 6

- i. **Nick Everhart** – American Structure Point, 9025 River Road, Indianapolis on behalf of Opus Design Builder. APA Lot 6 will be a 256,520 square foot building at 550E and 450 S. Primary access off 500 E with two employees parking lots North and South. Industrial warehouse facility. Here to answer any questions.
- ii. **Brittany Garriott** – Staff Report – Staff is providing a favorable recommendation of this Concept Plan on the westside of 550 E on 16.11 acres.

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

b. PC21-015-CP David Hood Multi-Family

- i. **Bryan Sheward** – Kimley Horn, 250 E 96th Street, Indianapolis – This will be on the Emmis Broadcasting Property. Went over site plan and addition of new road addition of Juniors Way. 10 building apartment complexes consisting of 408 units with an amenity center. Went over addition of emergency entrance per Fire Marshall Milstead. They submitted a traffic study that showed the primary route to be Juniors Way. Do not see specific impact on traffic. Noted staff recommended favorable recommendation and is in compliance with the UDO and will be back in a couple of months for Development Plan approval. Went over example photos of what the buildings will look like.
- ii. **Brittany Garriott** – Staff Report – Staff is providing a favorable recommendation for proposed Concept Plan.
- iii. **Sarah Ford** – What township is this in? Which school district?
- iv. **Bryan Sheward** – I believe it is Perry.
- v. **Sarah Ford** – I want to make sure residents know what school district it will be.
- vi. **Andrew McGee** – Would Juniors Way be completed first?
- vii. **Brittany Garriott** – Yes.
- viii. **Bryan Sheward** – Yes start in spring but Perry Worth and this will be under construction at the same time, we can talk more at Development Plan.
- ix. **Danny Powers** – Perry Worth to be bid out in Spring of 2022 and completed Fall of 2022.
- x. **Bryan Sheward** – Yes at the same time. New Hope Blvd will not be an issue because units will not be ready for move in before construction is complete. Construction traffic could be accessible from Perry Worth.
- xi. **Danny Powers** – We can work with their timelines.
- xii. **Lauren Foley** – Yes, it is Perry Township.
- xiii. **Brittany Garriott** – It is Lebanon Schools.

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

c. PC21-016-PP Primary Plat with waivers – Jackson Run South

- i. **Brett Huff** – Kimley -Horn representing Jackson Run South – Townhome development zoned MU Core. Large common area dedicated to the Town for parks. Will come in in off 700 and will connect to Jackson Run Section 1B. We filed a few waivers for this Townhome development. Happy to answer questions.
- ii. **Brittany Garriott** – Staff Report – Staff is providing a favorable recommendation for 14.3-acre development of 84 condos. If approved a condition commitment should be made that the Common area will be split into two lots (Block A and common area). Staff is providing favorable recommendation for proposed Waiver 1 to reduce the required minimum street frontage. Staff is providing favorable recommendation for Waiver 2 to reduce the required minimum lot width and staff is providing favorable recommendation for Waiver 3 to reduce the minimum side setback.
- iii. **Jon Hughes** – Read waivers (see attached).
- iv. **Cheryl Hancock** – 5040 300 E Whitestown – How does town intend to access the park land? How different are the condos from the townhomes currently being built in town and at Anson?
- v. **Brett Huff** – Access to the Park will be via public right of way through this new neighborhood. These will be built by DR Horton and will be two-story, two-car garage townhomes.
- vi. **Sarah Ford** – We will still need development plan, correct?
- vii. **Brittany Garriott** – The Secondary Plat will be reviewed under TAC.
- viii. **Sarah Ford** – What is the difference between a townhome and a condo?
- ix. **Brett Huff** – I believe condos are for rent and townhomes are for sale.
- x. **Sarah Ford** – Two-story, two-car garage townhomes?
- xi. **Brittany Garriott** – Yes.
- xii. **Sarah Ford** – When our UDO was developed, it was not developed for what this is needing? Waivers are not asking for less or more than in the UDO.
- xiii. **Brittany Garriott** – MU Core does allow for multi-family. The UDO makes it hard for those setbacks and regulations.
- xiv. **Sarah Ford** – Waivers are needed but not outside of the realm of what we normally approve?
- xv. **Brittany Garriott** – Yes, we are learning as we go. Single family is geared more toward single family detached homes and not attached like these.
- xvi. **Jon Hughes** – It is primarily lot width and setback. Because they are attached it makes it hard.
- xvii. **Andrew McGee** – Are we going to look to change these things in the UDO?
- xviii. **Brittany Garriott** – Yes, this is one of the first projects after the MU Core was approved. Needs to be adjusted in the future.

- xix. **Jon Hughes** - Motion needs to approve with the staff recommendation of waivers that were read.
- xx. **Sarah Ford** – The other thing I see on here is about the common area. But that needs to be included in the motion?
- xxi. **Jon Hughes** – C
- xxii. orrect.

Motion to approve with conditions and commitments outlined in staff recommendation as well as including waivers by Ford. Second by Foley. Motion passes 6-0.

Other Business

Announcements

Adjourn

Unanimous vote to adjourn.

7:10 pm

DocuSigned by:

Andrew McGee

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Andrew McGee, Vice President

DocuSigned by:

Brittany Garriott

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Brittany Garriott, Staff