



Meeting Minutes

Whitestown Plan Commission

Date: 05/11/20

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
- Lauren Foley
- Sarah Ford
- Staff:
 - Brittany Garriott, Town Planner
 - John Molitor, WPC/WBZA Attorney

New Member Appointments

Motion to approve Matt Doublestein as President and Andrew McGee as Vice President by Powers. Second by Ford. Approved 7-0.

Approval of the Agenda

Brittany Garriott – Item a. **PC-20-009DP Glasswater Creek** has many comments and concerns from residents and it has now been moved to next months meeting.

Motion to approve Ford. Second by Powers. Motion passes 7-0.

John Molitor reminded residents planning to speak on item a. will not lose their chance as this item will be in the June 8th agenda.

a. 04/27/20 meeting minutes

Motion to approve by McGee. Second by Taylor. 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

b. PC20-012-DP CSL Plasma Building Expansion Development Plan

- i. Greg Dempsey – Innovative Engineering, 3961 Perry Blvd, Whitestown – Proposed expansion of 70,200 square feet to existing building. No new utility connections and received drainage board approval at April 20th meeting.
- ii. Brittany Garriott – Staff report, staff states that this expansion is in compliance with the Whitestown UDO.

Motion to approve Powers. Second by Taylor. Passes 7-0.

c. PC20-013-DP Whitestown Crossing Lot 7 Block D Development Plan

- i. Kent Frandsen – Parr Richey, 225 W Main Street, Lebanon - Representing Systems Builders, use intended for light industrial, do not know at this time who the tenant will be. WPC approved the concept plan for this project. Weather has allowed for landscaping to be installed. They are not able to put in a berm or anything additional to the landscaping because of the County drainage easement. Noted that they have meet all town requirements for landscaping, lighting, and traffic flow. Plan to start construction in 2020 if approved.
- ii. Brittany Garriott – Staff Report – Received BZA approval Special Exception for a warehouse in GB zoning district. They received approval of their Concept Plan from WPC on 02/10/20. Held resident meeting on 01/07/20. It is in compliance with the Whitestown UDO.
- iii. Resident email comment from Tiffany Howard read by Brittany Garriott – Requested that there be a berm installed between building and Candice Smiths property. Requested that the constructions does not begin until the traffic light at Indianapolis Road and 267 is installed. Requested that the lighting for the building not be too bright as other building in the area have very bright lighting.
- iv. Jeff Jacobs – Hackman Hulett, 1620 West Oak Street, Zionsville – Representing Candice Smith, Kyle Warmouth and Joanne Hunter. Requested that berm and privacy fence be installed

working around drainage easement. Requested that loading docks be moved to the SW corner of the facility to move the most used area of the building away from the residents.

- v. Kent Frandsen – Meeting all zoning ordinance requirements for lighting and landscape.
- vi. Brittany Garriott – Working with IPL and INDOT to obtain right of way to install traffic light.
- vii. Matt Doublestein – What communication did we have for light brightness?
- viii. Jerry Kittle – Innovative Engineering – Lighting plan was submitted. Wall packs only, there will be no light poles. There will be no lights on the North side of the building at all. They believe this meets and exceeds the town ordinance.
- ix. Dave Taylor – Asked that they be considerate to the residents and be mindful of their work times, please adhere to work hours.
- x. Kent Frandsen – They will work within the rules of the working hours.

Motion to approve McGee. 2nd by Ford. Motion passes 6-0. (Steve Milstead was having technical issues and could not vote on this docket)

d. PC20-014-TA Golf Club of Indiana Text Amendment

- i. Matt Price – Representing Pulte Homes. Requested to remove requirement for through street from Whitestown Parkway and 750. Proposed updates to subdivision guidelines to current codes. Stated they have made adjustments to builders being used moving forward.
- ii. Brittany Garriott – Staff Report – Reminded Commission that they will be voting for a positive or negative recommendation to go to Town Council. Went over decision guidelines and stated that this development does meet all requirements.
- iii. Resident email comment from Brian Johnston read by Brittany Garriott – Will developer be required to install sidewalks and if not, can that be added as a discussion point at future meetings?
- iv. Brittany Garriott – They are required and that will be a part of our TAC process.
- v. John Molitor – Mr. Price to address public comment.
- vi. Matt Price - Concur with Staff and pedestrian and bike connectivity is a big part of this project.
- vii. Sarah Ford – What is the timeline?
- viii. Dave Compton – Working with Town and hoping to get started this fall.

Motion to approve favorable recommendation to Town Council Ford. Second by Taylor. Motion passes 7-0.

e. PC20-017-DP Fairfield Inn Anson North Development Plan

- i. Brian Cross – Civil Site Group 160 W Carmel Drive – Proposed 82 room hotel in Anson West of Hobby Lobby. They will be attending drainage board next Monday for approval. Added emergency access per Fire Marshall comments and added more landscaping per the request of Marriott. Meets zoning requirements for all areas.
- ii. Brittany Garriott – Staff Report – Has reviewed plans and in compliance with the Anson PUD>
- iii. Andrew McGee – Will the emergency access be gated?

- iv. Brian Cross – Yes it will be gated and removable ballards will be in place per Steve Milsteads request.

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

f. PC20-018-DP Shoppes of Anson North Development Plan

- i. Brian Cross – Civil Site Group 160 W Carmel Drive – 12.34 acres site proposed into 4 lots. Installing drainage, sewer, curb cuts and power. Currently working with Boone County and will attend drainage board meeting on Monday.
- ii. Brittany Garriott – Staff Report – Has been reviewed and is in compliance with the Anson PUD.
- iii. Matt Doublestein – Does site connect to Gateway and Central avenue?
- iv. Brian Cross – No emergency access only, will eventually tie in behind Hobby Lobby.
- v. Sarah Ford – Will all lots come in for Concept and Development Plan separately?
- vi. Brian Cross – correct
- vii. Danny Powers – There will be pedestrian connectivity correct?
- viii. Brian Cross – Yes, all sidewalks tie in.

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

g. PC20-020-DP Circle K Remodel Development Plan

- i. Roger Dehoek - Circle K 1080 West Jonathan Warpik Columbus, IN – Seeking approval to take down existing building and rebuild a new facility that better fits within the buildings around the area.
- ii. Brittany Garriott – Staff Report – They are within compliance and meet all requirements. Will not have access off of Perry Worth Road.
- iii. Public Comment from Jeff Poole read by Brittany Garriott – Realty Link is happy with the changes and requested that no semi-trucks be parked for extended amounts of time.
- iv. Public comment from Joe Juney read by Brittany Garriott – Concerned about traffic with access off of Perry Worth Road
- v. Brittany Garriott – Perry Road access has been removed.
- vi. Matt Doublestein – Will they have overnight parking?
- vii. Roger Dehoek – Parking will only be temporary, and they will have signage stating this.
- viii. Sarah Ford – What does temporary mean? Do not want overnight parking, do not want this location to be considered a truck stop.
- ix. Brittany Garriott – No ordinance but will work with Circle K.
- x. Sarah Ford – excited about update

Motion to approve Ford. Second Taylor. Motion passes 7-0.

h. PC20-021-CP Tractor Supply Concept Plan

- i. Greg Dempsey – Innovative Engineering – 3961 Perry Blvd – 69,000 square foot retail building with parking and outdoor displays.

- ii. Brittany Garriott – Staff Report – Needs to be contingent upon variance approval from BZA for buffer yard, parking, and signage, otherwise in compliance.
- iii. Public comment from Jeff Thompson of Tempte Trailers read by Brittany Garriott – He supports the project and it would compliment his business.
- iv. Jeff Jacob – Hackman Huett - 1620 W Oak Street – Representing Candice Smith, Kyle Warmouth asked that this docket not be heard due to BZA postponement. Client concerns are buffering and traffic.
- v. Greg Dempsey – They are meeting the Town requirements for landscaping and lighting.
- vi. Matt Doublestein – Clarify that buffer is to the NE?
- vii. Greg Dempsey – Short section of property would require buffer. Traffic for Indianapolis Road was designed for retail and office use. Retailers that are currently there are low use. Road is over designed, and traffic is not an issue.
- viii. Ford – Residences are not very close to this site.
- ix. Taylor – Approved 44,000 square foot building across the street.
- x. Dempsey – Yes, just South of this site.
- xi. Taylor – Yes, residents are on NW side.
- xii. Garriott – Working with Tractor Supply to add additional landscaping.
- xiii. Ford – Asked John Molitor if it is okay to move forward without BZA approval.
- xiv. Molitor – It does not matter who goes first.

Motion to approve McGee. Second Ford. Motion approved pending BZA approval 7-0.

i. PC20-022-DP Tractor Supply Development Plan

Motion to approve McGee. Second Ford. Motion approved pending BZA approval 7-0.

j. PC20-026-ZA 4736 Main Street

- i. Brittany Garriott – announced amendment to staff report showing school, the school has been removed. Hearing for rezone only, there will be no motion on development plan. Only to recommend to Town Council for rezone.
- ii. Ford – Clarified that WPC does not make the final decision, Town Council does.
- iii. Brittany Garriott – correct.
- iv. Justin Kingen – NDZA 618 E Market Street Indianapolis – Representing Chris Brauer. Proposed 4900 square foot building for dental office and parking. Understands that they will also have to seek development plan approval.
- v. Brittany Garriott – Staff Report – WPC will make a positive or negative recommendation to the Town Council and will require development plan approval within ordinances and within the comprehensive plan. Does follow comprehensive plan for this special development area.
- vi. Public comment from Alecia Johnson read by Brittany Garriott – Current plan does not show sidewalks to improve safer options for Harvest Park access to Walker Park.
- vii. Public comment from Cameron Norman read by Brittany Garriott – Has WPC taken into consideration traffic and safety.

- viii. Public comment from Kate Topoll read by Brittany Garriott – Stated flood risk, traffic, and impact to river/creek.
- ix. Harvest Park resident comment – It is hard to turn out of this area and this growth will make it worse. Concerned about the growth of the town.
- x. Zoom chat message from Philip Snowberg read by Nathan Messer – Has there been thought to traffic concerns?
- xi. Public comment from Joe – moved to area because that land was zoned AG, traffic concerns.
- xii. Justin Kingen – Latest site plan does show a sidewalk. Not intended to be a high traffic building, will have regular business hours.
- xiii. McGee – If the school has been removed, what will other building be used for? Is it just a dentist office at this time?
- xiv. Kingen – Just dental office at this time.
- xv. Doublestein – AG to GB.
- xvi. Taylor – Is a traffic study available for this? Main Street is already busy with the current traffic flow.
- xvii. Powers – How much traffic is expected?
- xviii. Kingen – Approximately 50 cars per day spread over many hours.
- xix. Powers – Asked for right of way for future development.
- xx. Ford – It is hard to see at this intersection. Tried to keep rural charm, not sure that this development makes sense.
- xxi. Taylor – Do we have to decide tonight?
- xxii. Garriott – Yes
- xxiii. Molitor – Do have the option to make a recommendation at another time.
- xxiv. Doublestein – Ford, rezone does not make sense?
- xxv. Ford – Yes, rezone does not make sense.
- xxvi. Doublestein – Comprehensive Plan language has neighborhood and retail uses. Appears to be right for comprehensive plan.
- xxvii. Garriott – Rezone we do have ability to add commitments.
- xxviii. Public comment from Julie read by Brittany Garriott – moved to Whitestown after looking for a home for 2 years. Understands that growth is inevitable but does not want rezone. Moved to home because that property was zoned AG. Concerns for traffic and biking and pedestrian safety.
- xxix. Taylor – Does not make sense to him either.
- xxx. McGee – At some point on the future this will be requested again because it is located on Main Street.
- xxxi. Kingen – Open to move motion to next month and will add commitments for traffic study, do not want to force a motion.
- xxxii. Garriott – Can we do a review committee?
- xxxiii. Molitor – Yes, we can create a review committee of 3 members of the WPC to meet with staff, petitioner and possibly the neighbors.
- xxxiv. Taylor – He would be a part of the review committee.
- xxxv. Doublestein – Is this the desire of the committee.

- xxxvi. Ford – I do not live in subdivisions in this area. Is a separate meeting needed to make a recommendation?
- xxxvii. Doublestien – Petitioner can also withdraw?
- xxxviii. Garriott – They can request to continue if they wish.
- xxxix. Molitor – Can withdraw and bring back another proposal at later date.
 - xl. Garriott – Recommend that they make a motion or continue.
 - xli. Doublestein – any other comments, do not feel good about favorable recommendation.
 - xlii. Taylor – It is just a recommendation.
 - xliii. Doublestein – Are there 3 that would like to study further?

Motion for unfavorable recommendation to Town Council Ford. 2nd by Taylor.

Motion passes 7-0.

Garriott – This will be on the June 10th Town Council agenda.

Announcements N/A

Molitor – Governor order expires June 4th for virtual meetings. We do not know at this time if the meeting will be live or virtual.

Garriott – The municipal complex is still closed at this time. If we do meet in person, we will social distance.

The next meeting will be held June 8, 2020 at 6:30pm.

Adjourn

Unanimous vote to adjourn.

8:37 pm



Matt Doublestein, President



Brittany Garriott, Staff