



# Meeting Minutes

*Whitestown Plan Commission*

**Date:** 05/13/2019

**Time:** 6:30pm

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

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## Call to Order

6:30pm

## Pledge of Allegiance

## Roll Call

- Danny Powers- **Absent**
- Dave Taylor
- Steve Milstead
- Craig Arthur
- Sarah Ford
- Andrew McGee
- Matt Doublestein
- Staff:
  - o Brittany Garriott, Town Planner
  - o John Molitor, WPC/WBZA Attorney

## Approval of the Agenda

a. 04/08/2019 Meeting Minutes

*Motion to approve meeting minutes by McGee Second by Ford. Motion passes 5-0.*

**Craig Arthur: Made motion to combine items b & c Docket PC19-013-CP & Docket PC19-014-DP, d & e Docket PC19-015-CP & PC19-016-DP & f & g Docket PC19-018-CP & PC19-019-DP.**

*Motion to approve combining of items b & c, d & e & f & g by Arthur. Second by Taylor. Motion passes 5-0*

## Public Comment for Items Not on the Agenda N/A

**Presentations- N/A**

**Unfinished Business- N/A**

### **New Business- Public Hearing**

#### **1. Docket PC19-012-DP Koto Japanese Steakhouse Development Plan**

- i. **Jaimie Ford Bowers:** HWC, 135 N Penn, Suite 2800, Indianapolis IN Representing RealtyLink. The Restaurant is within the Anson PUD at the Shoppes at Whitestown. The building is 6,400 square foot and will have 100 parking spaces.
- ii. **Brittany Garriott: Staff Report-** Staff recommends Plan Commission approve Docket PC19-012-DP, Koto Japanese Steakhouse.

*Motion to approve by Arthur. Second by Taylor. Motion passes 5-0*

#### **2. Docket PC19-013-CP and PC19-014-DP- Whitestown Fire Station Concept & Development Plan**

- i. **Bryan Sheward:** Kimley Horn, 250 E. 96<sup>TH</sup> Street. This is a parcel out of the Wrecks property and owned by Whitestown. It is a 5-acre parcel S of Traders Point. This will be the Fire Station and the Headquarters. This is a brick building with 2 engine bays and 2 paramedic bays. Will have a retention pond.
- ii. **Garriott:** Staff recommends Plan Commission approve Docket PC19-013-CP, Concept Plan, and Docket PC19-014-DP Development Plan, Whitestown Fire Station.
- iii. **Craig Arthur:** Any connection access directly to Traders Point?
- iv. **Sheward:** Because of drainage and detention, no there is not. There is a ditch along the property line. Will still have quick access.
- v. **Ford:** Is this in addition to the current station or replace.
- vi. **Sheward:** This will be replacing 72. It's the overall headquarters for the Town.
- vii. **Steve Milstead recused himself, & Matt Doublestein was not present yet for this vote.**

*Motion to approve by Arthur. Second by McGee. Motion passes 4-0*

#### **3. Docket PC19-0015-CP and PC19-016-DP- Park 130 Building 3 Concept & Development Plan**

- i. **Bryan Sheward:** Kimley Horn, 250 E. 96<sup>th</sup> St. This is an extension of Park 130 Building 1 & 2. Extension of Commerce Parkway. All has been included in Master Plan for development. 76 Trailer Stalls that will not be seen, office fronts will be what is seen. 321 parking spaces. Currently a spec building.
- ii. **Garriott: Staff Report-** Staff recommends Plan Commission approve Docket PC19-015-CP, Concept Plan, and Docket PC19-016-DP Development Plan, Park 130 Building 3.

*Motion to approve by Ford. Second by Doublestein. Motion passes 6-0*

4. **Docket PC19-018-CP and Docket PC19-019-DP- Little League Headquarters Concept & Development Plan**


- i. **Ben Rawlins:** Odle McGuire & Shook, 429 N. Pennsylvania St. Suite 202, Indianapolis, IN. There will be two fields, a Headquarters, restroom and concession bldgs. Brick Bldgs. Residential scale bldgs.
- ii. **Garriott: Staff Report-** Staff recommends Plan Commission approve Docket PC19-018-CP, Concept Plan, and Docket PC19-019-DP Development Plan, Little League Headquarters.
- iii. **Daniel Wilham:** 3281 Dugan Drive , He likes the facility, but he has concerns about Lighting and how late will games be or games schedule. Traffic mitigation.
- iv. **Ben Rawlings:** Lighting is standard ballfield lighting. The ballfields are pointed away from neighboring development. Submitted photometric Plan to the town.
- v. **Nina Johnson:** There are 2 little League tourneys, Softball/Baseball. Latest start time is 7:00pm. No innings after midnight. 12 days total of games. 5 softball and 7 baseball. The games are mainly during the day.
- vi. **Arthur:** Feels there will be no traffic concerns, due to amount of games, and time. When no games, there are 3 people that will be in the building.
- vii. **Garriott:** addressed this with the Street Department, and they do not foresee any traffic problems.


**Other Business: N/A**

**Adjourn**

*Unanimous vote to adjourn*

6:53pm

  
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Craig Arthur, President

  
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Brittany Garriott, Staff