



Meeting Minutes

Whitestown Plan Commission

Date: 06/08/20

Time: 6:30pm

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

Call to Order

6:34pm

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

Approval of the Agenda

- i. Brittany Garriott – Change to the agenda, our next meeting date will be on July 2nd at 6:30pm.
- ii. John Molitor – Expiration of the Governors executive order will expire on July 4th; the July 2nd meeting will be our last virtual meeting.

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

Motion to approve agenda and meeting date change Ford. 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

a. PC20-009-DP Glasswater Creek

- i. Bryan Sheward – Kimley-Horn 250 E 96th Street Indianapolis – Concept Plan approval on 04/27/20 now moving forward with Development Plan tonight. This is an affordable assisted senior living facility zoned UB on 5 acres with a four story 33,000 square foot building containing 126 units and 97 parking spaces. The town asked that we address concerns about traffic, landscaping, lighting, and architectural materials. Since meeting on 04/27 we have worked with the Town staff and submitted a traffic study on 05/07. Senior living facilities do not generate traffic at peak times like a normal residential neighborhood. As this property develops further there will be a connector road. Additional landscaping has been added to the SE side to help screen employee parking. Lighting will consist of pole lights and lights on the building, all are compliant with Town requirements. The materials will include fiber cement panels and veneer, all approved through the TAC process with the Town,
- ii. Brittany Garriott – Staff Report – Concept Plan was approved at 04/27 meeting. They have submitted a revised landscape plan as well as revisions to other plans. As further development happens then street connector will be developed connecting Perry Worth and New Hope. Will have all down lighting. All emails from residents have been sent to the petitioner and they are aware of all concerns.
- iii. Matt Doublestein – Public comments. Noting additional comments of height and connections off New Hope to 65.
- iv. Autumn Sojka – 5755 Gateway E Dr – This is a busy area with lots of children. Did research that showed 2-4 runs for emergency services to CRF properties. Believes that a 4-story structure does not belong across the street from a neighborhood.
- v. Robert Amey – Lives in Meadowview and Gateway Dr – Also has children and is worried about safety. Believes this is an eyesore that will lower property values. Asked is a cost/benefit analysis has been done.
- vi. Kyle Weathers – 5895 Gateway E Dr – concerned about traffic and construction traffic.
- vii. Brendan Murphy – 6195 Meadowview Dr – Felt traffic study was not valid and believes there will be more traffic as well as lots of commercial traffic.
- viii. April Whitthoeft – 5867 Solomon Harmony Way – Is in favor of the development, great opportunity for the community. Thankful that it was rezoned and links it will help traffic and noise pollution.
- ix. *Motion to extend comments Ford. Second by Taylor. Passes 7-0.*

- x. Richard Sojka – 5820 Hemlock Dr – Noted that the senior living facility near Meijer always has emergency vehicles dispatched. Concerned about traffic and safety of current residents.
- xi. Bryan Sheward – Emergency vehicles are a reality. Connector Road from New Hope to Perry Worth would help. This development is within use classification of the road. Building height is within the ordinance and approved by Staff. Tax implications bi-right use. Landscaping is not trying to screen large building but help to screen parking.
- xii. Matt Doublestein – Close public hearing portion.
- xiii. Andrew McGee – What was it zoned prior to 2018?
- xiv. Brittany Garriott – Light Industrial
- xv. Matt Doublestein – Noting email question that was not addressed, connecting to New Hope and 65.
- xvi. Danny Powers – New Hope to Perry Worth, our transportation plan did not get into that many details currently. This will be something that would happen once there is more development at the end of New Hope.
- xvii. Matt Doublestein – This does not connect anything to 65?
- xviii. Danny Power – Correct, not to 65. Plans to connect to Perry Worth as future development comes.
- xix. Brittany Garriott – We will have a pre-construction process after approval to make sure that construction stays clean.
- xx. Andrew McGee – Is it possible to have more police patrol area for more speeding enforcement?
- xxi. Brittany Garriott – We can express residents’ concerns to WPD.
- xxii. Sarah Ford – There is nothing outside of the UDO and they have made changes per resident requests. This is the first of more development to this area.
- xxiii. Andrew McGee – They are not asking for variances.
- xxiv. Brittany Garriott - No special commitments made on rezone.
- xxv. Andrew McGee – As a resident in the Neighborhoods of Anson, I feel as though a senior living facility is good use based on other options. My home value has not gone down because of any of the projects in Anson.



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

Announcements

Brittany Garriott – Next meeting was moved from July 13th to July 2nd and will be held virtually via Zoom.

Adjourn

Unanimous vote to adjourn.

7:26 pm

 Matt Doublestein, President

 Brittany Garriott, Staff