



Meeting Minutes

Whitestown Plan Commission

Date: 06/10/2019

Time: 6:30pm

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

Call to Order

6:31pm

Pledge of Allegiance

Roll Call

- Danny Powers-
- 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

1. Craig Arthur: Made motion to combine items a & b.

Motion to approve combining of items a & b by Arthur. Second by Taylor. Motion passes 7-0

2. May 13th, Meeting Minutes

a. John Molitor requested to add that an executive meeting was held to the minutes.

Motion to approve meeting minutes contingent upon adding the pending litigation discussed at the executive meeting by Arthur Second by Ford. Motion passes 7-0.

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

Presentations- N/A
Unfinished Business- N/A
New Business- Public Hearing

1. Docket PC19-020-PP Whitestown Business Park Bldg. 3 Primary Plat and Docket PC19-021-CP-CP Whitestown Business Park Bldg. 3- Concept Plan. - The petitioner is requesting approval of a Primary Plat and Concept Plan to be known as Whitestown Business Park Building 3. The subject property is currently zoned I-1 Light Industry. It is approximately a 75.92-acre property, located at 4765 S. 300 E. The petitioner and the property owner are Exeter Property Group/ Exeter 4765 S 300 land LLC. [Staff Report](#)

Garriott: Staff recommends Plan Commission approve Dockets PC19-020-PP and PC19-021-CP including the following criteria.

Developers are required to install an 8-foot berm on the North, South, and West ends of the property, will have no access of 300 E, will not be addressed until it receives development approval.

Stum: Margaret Ann Sump 4650 S E 300; resident expressed concerns with the road extension coming out onto 300 E, the dust from the construction, and the barrier.

Taylor: Yes, we'll make sure that they have water trucks to keep that dust suppressed. Absolutely.

Stum: Expressed concern about the diesel fumes from trucks.

Arthur: That was one of the reasons the commitment was made to have the entrance elsewhere.

Garriott: This project is extending Perry Blvd which is an existing roadway that leads to whitestown business park buildings 1 & 2. That will contain the traffic towards Perry Blvd and 267. County road 300 cannot handle any truck traffic, so the access will be off 267 going into Perry Blvd.

Arthur: Similar to other projects, there will be a sign regarding construction traffic?

Garriott: Yes. At this projects TAC Meeting, we will review the plans and make sure that proper ponds and drainage are in place. Dave Taylor and his team will make sure there is not dust pollution, and they will manage that if there is.

Stum: Thank you.

Royal: Matthew Royal located 4765 S 300 E. Expressed concern regarding the berm, diesel fumes, prior meeting minutes documenting addressing, changes to plans that originally were presented, truck bays.

Arthur: Which direction would you like to see the loading berths face?

Royal: 267. Resident requested retention ponds & increase in berm size to give more space away from site.

Royal: Amy Royal 4765 S 300 E. Expressed concerns regarding housing market and drainage.

Everett: Doug Ever 4077 S 250 E. Inquired about 300 E traffic due to his farming business, drainage, lighting, construction hours, and berm for residents.

Royal: Reiterated concerns regarding construction hours.

Arthur: Any other public requests to speak?

Dempsey: Offered to bring up concerns regarding the landscaping, truck bays, lighting, construction traffic, standing water, and hours of operation.

Arthur: The berm will be coming from the North side to West side and around?

Dempsey: Yes. It will

Arthur: Do the other two buildings have red and green lights?

Dempsey: Not currently. The new building will be the same.

Garriott: The developer has already asked for a truck entrance as they expand Perry Blvd, so that should alleviate traffic on 300 E. In addition to the 8-foot berm, they have to have a 50 foot buffer yard on the Northwest and South side.

Ford: Will this end up being a Whitestown zip code or will it be Lebanon sitting in Whitestown?

Garriott: It will be a Lebanon zip sitting in Whitestown.

Ford: Where does the Royals property sit?

Garriott: Whitestown.

Royal: Our property sits in Zionsville. We have 46770 zip codes, but they sit in Whitestown.

Garriott: I could work with Boone County and the post office with addressing.

Ford: That makes sense why you sent this over to Zionsville as well. Thank you.

Arthur: Are the loading berths on the East and West sides of the previous buildings?

Dempsey: They are located perpendicular on the North and South.

Arthur: What was the reason for switching the direction?

Dempsey: With Perry Blvd cutting through, that is the natural orientation.

Motion to approve by Ford. Taylor seconds. Motion passes 7-0

Other Business: N/A

Adjourn

Unanimous vote to adjourn

7:04 pm



Craig Arthur, President



Brittany Garriott, Staff