



Meeting Minutes

*Whitestown Plan Commission*

**Date:** 06/14/21

**Time:** 6:30 pm

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

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**Call to Order**

6:34 pm

**Pledge of Allegiance**

**Roll Call**

- Danny Powers - **Absent**
- 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**

**Jon Hughes** – PC20-054-ZA and PC21-020-ZA Jeff Jacob has requested that these items be continued.

**Jeff Jacob** – Representing GDI Companies – Reason for this request to continue that they would like a full plan commission. They have been through the process with the Town. Also, would like more time to address issue that have been voiced on social media.

**Jonathan Hughes** – It is at your discretion to continue or not.

**Sarah Ford** – I am not interested in continuing.

**Andrew McGee** – I am not interested in continuing.

*Motion to move PC20-054-ZA down to 6b from unfinished business to new business so the dockets will be together by McGee. 2<sup>nd</sup> by Foley. Passes 5-0.*

*Motion to approve 05/10/21 meeting minutes with waivers added by Foley. Second by McGee. Motion passes 5-0.*

### Public Comments for Items Not on Agenda N/A

**Janice West** – Spoke from the back of the Public Hall regarding noise, parking, and large trucks on the wrong streets in the Legacy Core because of Moontown.

**Andrew McGee** – These are enforcement issues.

**Dave Taylor** – I can tell you I do not remember receiving complaints as the former code enforcement officer, but we can pass it on.

**Andrew McGee** – Dave will investigate your concerns.

### Not on the Agenda N/A

### Presentations N/A

### Unfinished Business N/A

### New Business (Public Hearing)

#### a. PC21-019-DP APA Lot 6

- i. **Nick Everhart** – American Structurepoint – Proposing a 257,000 square feet industrial building on 500 E with trailer parking in the back. We agree with the staff report, and I am here to answer any questions.
- ii. **Brittany Garriott – Staff Report** – Staff is providing a favorable recommendation for the proposed development plan located on 500 E for 257,000 square foot building on approx. 16.11 acres.

*Motion to approve by Ford. Second by Milstead. Motion passes 5-0.*

**b. PC20-054-ZA Hockett/Starkey Properties and c. PC21-020-ZA Peabody Property**

- i. **Jeff Jacob** – 1620 W Oak St representing GDI Companies. 2 separate rezone requests on a combination of 3 parcels. Asking for two separate votes but only doing one presentation. 82.5 acres for Hockett and 282 acres for Peabody requesting to go from AG to I1 light industrial. Proposed for warehouse space of 1.2 million square feet over 2 separate buildings. And three buildings to be approx. 1.8 million square feet. Went over surrounding zoning and other projects built in the area by GDI. Spoke of items they had hoped to update were going to be additional buffering. Going to work with Wabash Valley Power to get power lines off 575 E and granting easements on Peabody property to bury the lines. Changes to 300 have been removed from plans. Went over the 5 criteria for rezoning and that the comprehensive plan needs to be updated. They believe it is great use of the land. Went over GDI as a company and the development they have already brought to the Town. Will continue to work with neighbors and look to improve 575. Given the growth they believe this will be the best possible use.
- ii. **Brittany Garriott** – Staff Report – Rezone process is a legislative act and will go before the Town Council for the final say. Staff gives no favorable or unfavorable recommendation. This was read twice for the record.
- iii. **Andrew McGee** – We have 20 minutes total for each item, requesting 3 minutes or less per speaker.
- iv. **Ken Newell** – 609 W Pierce St – Stated that the comp plan does matter and asked for a negative recommendation. Understands that there will be development, just wants it to be more with the definitions of the comp plan. Voiced concerns about noise, and traffic.
- v. **Cheryl Hancock** – 50400 E 300 S – Stated that this is across the street from her home and abuts to Peabody. Stated that there are currently 14 empty warehouses in Whitestown and 5 more parcels that have been rezoned. We need to stick to the comp plan. Hockett Field currently zoned for 1-2 units per acre. Peabody is less than 3 per acre and South parcel is for mixed use open recreation. Town did this to provide space between homeowners. Stated that this development will bring in additional sex offenders. Do we want this to be the first thing people see when they come in to Whitestown? The Coke building has no buffering on 500. Be sensitive to our quality of life. This goes against the heritage of our community.
- vi. **Steve Gulley** – 3346 S 575 E – Opposed to the development. Has concerns about lights and noise already brought by Coke. It is hard to buffer a warehouse, he is opposed.
- vii. **Bret Reinhardt** – 5175 E 300 S – Owner of Zantango Farm and Boone Prairie School. We are the zoned GB property next to proposal. Agrees we should stick with the comprehensive plan. Invested in property based on comp plan. Having a warehouse next to my school is absurd. Fishback Creek should have not been approved and just because that was approved, does not mean this should be approved. The comp plan is the only thing we must go by, and it should be used.
- viii. **Mike Caldwell** – 3160 S 500 E – Lives across the field from the proposed development. I drove East yesterday and there are zero warehouses between here and SR37. Warehouses are surrounded by warehouses, not residential. Growth is here, but how many warehouses do we need especially with many of them empty.

- ix. **Dennis Roberts** – 3282 S 575 E – Sold my house to move to Whitestown for retirement and are devastated about proposal. Area according to the comp plan would not allow warehouses. Concerned with traffic, noise, and light pollution. It will be a negative impact to the area and property values. Closer 65 would be better than here next to residential.
- x. **Dave Taylor** – 5692 E 300 S – We retired here 22 years ago because it was peaceful. We were fine with a neighborhood across from us, but now it will be semi-trucks in his front yard. Concerned about crime and would need an expansion of WPD.
- xi. **Grace Conard** – Walker Farms, Dusty Sands Road – Is a resident physician and sees the area at all hours and sees the light and noise pollution at all hours of the day because of schedule. Believes this is a deterrent to other young professionals coming to the area. Asking for consideration to keep this area residential.
- xii. **Craig Arthur** –6671 Keepsake Drive – Thank you for serving the Town. Through the pandemic larger businesses have won over smaller. I was on the WPC and approved some of the warehouses that have been built but, would not have imagined that the warehouses would move this far North. Asked for a negative recommendation.
- xiii. **Neil Davis** – read by Brittany Garriott – 607 W Pierce St - Strongly opposed to both rezones and stated it is not consistent with the comp plan. Rezone will negatively impact the existing residential.
- xiv. **Chadwick Snead** – 3314 S 575 E – Against proposal. Stated there are 13 existing buildings without tenants. Also spoke about the problem with Boone County and not enough people to work the jobs. Concerns with noise and traffic. Is for responsible growth, but the agriculture feel will be lost when all the farmland is gone. Works at a warehouse but believes they should not be allowed to come that far north.
- xv. **Cathy Couch** – 5776 Waterstone Way – Moved here from IL looking for a small farm community. Concerned with the quality of families, against rezone.
- xvi. **Jeff Jacobs** – Couple of comments. Stated they agree with the comp plan should be followed, but it is outdated. We have been in contact with Pulte who is under contract for the parcel to the East on the Peabody ground. They are moving forward with their project despite our rezone. GDI is in discussion with many companies for the need of these warehouses.
- xvii. **Brittany Garriott** – Read Matt Doublestein comments – We have previously heard these items and I have shared by concerns on how this would deviate from the comp plan. I would advocate against a favorable recommendation to the Town Council for both items.
- xviii. **Andrew McGee** – He agrees with Matt. It is too far North and does not match comp plan. Same for both items.
- xix. **Sarah Ford** – I have been on many boards, and we have had more public comments on this than most. Thank you to the residents for presenting. I am not interested in this; I think it is a terrible place to put warehouses.
- xx. **Lauren Foley** – I have concerns, I have no questions, does not support the comp plan.
- xxi. **Jon Hughes** – Went over voting options and asked about commitments by the petitioner.
- xxii. **Jeff Jacob** – There will be no road cut onto 300 South and no drainage commitment. But would commit to buffering.

*Motion for an unfavorable recommendation to Town Council for PC20-054-ZA by McGee. Second by Foley. Motion passes 4-1.*

**Jon Hughes** – This will now go to Town Council but will not come back to WPC.

*Motion for an unfavorable recommendation to Town Council for PC21-020-ZA by McGee. Second by Ford. Motion passes 4-1.*

**Jon Hughes** – This will be on the next Town Council meeting in July.

**c. PC21-021-ZA Mann Brothers Property**

- i. **Jeff Jacob** – Hackman Hulett 1620 W Oak St – Working on behalf of Mann Brothers Holdings. Proposal from AG to I-1 on 450 S and Albert S White. 2 parcels over 2 acres just South of the Coke Fleet shop. Went over surrounding properties and was recently annexed by the Town Council and is now part of Whitestown. Proposed convenient store and gas station and possible car wash. This is consistent with the other developments in the area and believes this is responsible growth.
- ii. **Brittany Garriott** – Staff Report – Rezone is a legislative act and will go before the Town Council for the final say. Staff gives favorable recommendation to the WPC.
- iii. **Sarah Ford** – This rezone makes sense.
- iv. **Andrew McGee** – Agreed.

*Motion to approve with favorable recommendation by Ford. Second by Foley. Motion passes 5-0.*

**d. Whitestown 65 Commerce Park 2021 TIF**

- i. **Jonathan Hughes** – Went over role of WPC and stated that RDC had approved.
- ii. **Nathan Messer** – This was approved through RDC and will need your approval before going back to RDC. Infrastructure improvements for 3 additional buildings for a strategic capital project.
- iii. **Jonathan Hughes** – This would provide quite a bit of infrastructure.

*Motion to approve the order by Ford. Second by McGee. Motion passes 5-0.*

**Other Business**

**Announcements - Brittany Garriott** – The Comp Plan was on the last Town Council agenda to be updated. We are contracting with HWC for the updates and will be creating a steering committee and will keep the WPC updated.

**Adjourn**

*Unanimous vote to adjourn.*

7:54 pm

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*Andrew McGee*

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Andrew McGee, Vice President

DocuSigned by:

*Brittany Garriott*

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Brittany Garriott, Staff