



Meeting Minutes

Whitestown Plan Commission

Date: 07/02/20

Time: 6:30 pm

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

Call to Order

6:39 pm

Pledge of Allegiance

Roll Call

- Danny Powers
- Dave Taylor (absent)
- Steve Milstead
- Andrew McGee
- Matt Doublestein (absent)
- Lauren Foley
- Sarah Ford
- Staff:
 - o Brittany Garriott, Town Planner
 - o John Molitor, WPC/WBZA Attorney

Approval of the Agenda

- i. Brittany Garriott – Asked for motion to include combining items c. and d. on agenda.

Motion to approve agenda Ford. Second by Powers. Motion passes 5-0.

Motion to approve June 8, 2020 meeting minutes Ford. Second by Foley. Motion passes 5-0.

Public Comments for Items Not on Agenda N/A

Jason Donkersloot – Resident concerned with UDO definition for an assisted living facility regarding the Glasswater Creek facility.

Andrew McGee – Opinion as a resident in the neighborhood is that this application for Light Industrial is better than warehouses.

John Molitor – Spoke to fact that unless there has been an appeal has been made, the commission no longer has the power to speak on this item.

Danny Powers – Does Glasswater Creek meet zoning requirements?

Brittany Garriott – This is considered multifamily because not all residents of this facility are in assisted living (nursing home).

John Molitor – This was a proper decision by the staff and is consistent with other similar facilities in the area and was not challenged at the original hearing.

Not on the Agenda N/A

Presentations N/A

Unfinished Business N/A

New Business- Public Hearing

a. Whitestown Unified Development Ordinance with amendments

- i. Brittany Garriott – Since the approval of the new UDO the town eliminated the town court. We will also be making updates to our rules and procedures.
- ii. John Molitor – The staff and town attorney have agreed on effective date for the new UDO to be September 1, 2020. It will be listed in the newspaper and with the Clerk Treasurer. Tonight, we are voting on the removal of the town court.

Motion to approve Powers. Second by Ford. Passes 5-0.

b. PC20-029-ZA Fishback Creek 3 Fleet Shop

- i. Jeff Jacob - Hackman Hulett 1620 W Oak St – Asking for a favorable recommendation from the commission for a rezone to I1 from AG for the coca cola fleet shop. Light industrial fits in the area and they believe this will raise property values.
- ii. Brittany Garriott – Staff report – This rezone will go to Town Council as well as through concept and development plan back with WPC. Falls within zoning of the area and staff recommends a positive recommendation to the Town Council
- iii. Sarah Ford – Asked about residences and if they are in communication with them.
- iv. Jeff Jacob – They are in communication and under contract, one homeowner is very happy with this outcome.

Motion for a favorable recommendation to Town Council by Powers. Second by Foley. Passes 5-0.

c. and d. PC20-030-CP and PC-20-031-DP Commerce Park Building 4

- i. Bryan Sheward – Kimley-Horn – Seeking concept and development plan approval for 60-acre phase two of Commerce Park. They are working with drainage board and have gone above and beyond landscaping requirements to screen neighbors.
- ii. Brittany Garriott – Staff report – Staff recommends approval.

Motion to approve both items by Ford. Second by Milstead. Passes 5-0.

Announcements

Brittany Garriott – Staff will have amendments to the rules and procedure for review next month. Danny Powers has done a great job on updating the thoroughfare plan.

John Molitor – The Governors most recent order is to still hold virtual meetings. Next meeting on August 10th will be determined after next announcement by Governor.

Brittany Garriott – We will inform everyone once we know.

Adjourn

Unanimous vote to adjourn.

7:18 pm



Andrew McGee, Vice President



Brittany Garriott, Staff