



Meeting Minutes

Whitestown Plan Commission

Date: 07/08/19

Time: 6:30pm

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

Call to Order

6:30pm

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

- a. 06/10/2019 Meeting Minutes

Due to Meeting Minutes from 6/10/2019 remaining uncompleted at this time, presentation is postponed until August 1, 2019 Meeting.

Craig Arthur: Made motion to rearrange and combine items b & c, d & e.

Public Comments for Items

Not on the Agenda N/A

Presentations- N/A

Unfinished Business- N/A

New Business- Public Hearing

1. Docket PC19-027-CP and Docket PC19-028-DP Fishback Creek Building 3 Concept & Development Plan

i. **Brad Schrage:** American Structurepoint, 7260 Shadeland Station, Indianapolis, IN 46256. Final building in the original masterplan as 1 is under construction, 2 is complete with 4 beginning construction this Summer. The building is just over 400,000 sq. foot industrial building with user unknown currently.

ii. **Brittany Garriott: Staff Report-** Staff recommends WPC approve Docket PC19-027-CP and Docket PC19-028-DP Fishback Creek Building 3 Concept & Development Plan.

Motion to approve by Arthur. Second by Taylor. Motion passes 7-0

2. Docket PC19-029-CP and Docket PC19-030-DP Indianapolis Car Exchange Concept & Development Plan

Adam DeHart: Keebler-Webb Associates, 486 Gradle Drive, Carmel, Indiana 46032. Seth Alt of Alt Construction also in attendance. New facility will match the current red brick exterior and white trim while also integrating a store-front look including upscale overhead doors that can be seen at car dealerships. 300x300 building with two wings to accommodate auction & warehouse type uses will most likely only hold events two days per week. 130 parking spaces will be included in phase one, but phase two will be an additional 300 parking spaces north of this area. Client is actively working with Boone County regarding the detention pond on-site & drainage.

Garriott: Staff recommends WPC approve Docket PC19-029-CP and Docket PC19-030-DP.

Doublestein: What is the intersection down there?

Garriott: Performance Way & Perry Blvd.

DeHart: This is basically North of the existing facility.

Ford: Is there a specific need this is meeting for the car exchange currently? Is there a purpose in mind for it?

DeHart: His facility right now is busting at the seams and he has to have the ability to grow with new technology. This specific structure gives him a lot of flexibility on what he can do on this property.

Ford: Thank you.

Motion to approve by Ford. Second by Doublestein. Motion passes 7-0

3. Docket PC19-023-DP Whitestown Business Park Building 3 Development Plan

Greg Dempsey: Innovative Engineering, 3961 Perry Blvd, Whitestown, IN 46075. 674000 sq. foot spec building for the site. Loading docks and trailer parking will be along the east and west sides of the building; car parking will be on the north and south. All utilities on the site will be private except for 12-inch water main that will be extended to 300. per the zoning commitment we will be installing an 8-foot berm around the north, south and west property lines of the site. There will also be required landscaping on top of the berm. There will be some small breaks in the berm to permit drainage to

get through so that we don't block water flow from anyone. There will not be any access to CR 300. Building materials and colors will be similar if not the same as what's on building 1 and 2. Drainage for the site is currently under review with the Boone county surveyors office and we will continue to address any concerns that they have as that process moves forward.

Garriott: Staff Report- Staff recommends WPC approve Docket PC19-023-DP with following commitments:

Staff comments that the developer will be required to install an 8-foot berm on the north, south and west ends of the property as required from the Plane Commission and town council approvals. A 50-foot buffer yard is required on the north, south and west ends of property. No access will be given off of country road 300. The parcel will be assigned an address after and if it receives a development plan approval. Currently the property has a separate parcel number than surrounding property owners. Once petitioner files the primary plat the approved plat will be recorded with Boone county where it will receive a new legal description.

Arthur requests the Royal Family to approach the podium.

Royal: Amy Royal 4765 South 300 E. Concerned about lighting; asked if truck bays could be moved as previously discussed; worried about H.O.O, traffic from construction, noise and landscape plan; inquired about ordinances.

Taylor: What ordinances are you referring to?

Royal: Concerned about the H.O.O pertaining to construction and how to report violations.

Taylor: Well you really don't have to call. You can write me an email.

Royal: Asked again for ordinances pertaining to the landscaping as well as the noise & dust during construction.

Taylor: We'll monitor that the best we can. During that process, it's a construction site, so you're going to have some dust. You're going to have some noise. We will try and limit that from early mornings to late evenings as best we can.

Royal: And weekends?

Taylor: Saturdays are difficult to not let them work

Royal: What are the hours?

Taylor: I'll have to verify that usually during the week its 7-10 possibly and then on the weekends 8-9 but don't quote me on that.

Royal: Voiced concern regarding work done at 5am on building one.

Taylor: When they start pouring the concrete slab inside the building, they are going to start at about 3 in the morning and there's not much we can do about it only because they have to do a continuous pour. I've gone around and around with them on that and there's not much we can do to prevent that but as far as the rest of the construction time it won't be starting at those times, but

the pouring of the concrete is difficult to get around because they have to make one solid pour for the slab.

Royal: What is the elevation of the berm?

Garriott: Craig I could address some of those points.

Arthur: Yeah.

Garriott: Addressed concerns with lighting, landscaping, hours of operation, switching the location of the truck bays, and noise level.

Arthur: Thank you. If the petitioner would like to add anything to that as well you are more than welcome to.

Dempsey: Read through the letter given by the Royal Family and addressed each point including lighting, landscaping, construction traffic, and the upkeep of the ditches. Offered constant communication between Exeter and the Royals as well as additional landscaping to shield their home.

Taylor: can we still get those ditches mowed before that, please?

Dempsey: I'm sorry?

Taylor: Can we still get those ditches mowed before that?

Dempsey: Yes.

Taylor: Good.

Dempsey: Yeah. Now that's it drying out its going to make it a whole lot easier. With the bottom of those ditches being as wide and flat as they are, you get down there with a lawn mower and its going to get stuck.

Taylor: We could weed eat them though.

Dempsey: Yeah, but they are going to get that dealt with.

Taylor: Okay, good. Thank you.

Arthur: We'll go ahead and invite Harry and Margaret Ann and Brenda Sump.

Sump: Margaret Davis-Sump 4650 S E 300. Is this the last committee this has to go through before they actually start working?

Arthur: That is correct.

Sump: Okay and I think I heard you say that you were going to start right away as soon as the weather gets-

Dempsey: That was for the road extension. This would be a little bit behind that.

Sump: Okay about a month or?

Dempsey: They're hoping to get started this summer yet.

Sump: Are they going to be coming in from 267 or are they going to be coming down our road 300 E?

Dempsey: Construction traffic will be on Perry Blvd. It's in the plans that they are not to use 300 for any construction traffic.

Miller from seat : They used it already.

Arthur: Sir, we have a microphone that we need the discussion to come through, so if you'd like to add a comment, you're more than welcome to. You need to come up here ,and respect the ones up on the microphone, please.

Sump: When will they put the berm up?

Dempsey: The berm will be one of the first things because its constructed from mostly top soil, so they'll want to get that top soil out of the way.

Sump: Okay because this is going to be right in front of us were just to the left there of the royals on the other side of the road, so it's going to be right in front of our house

Arthur: Ma'am, if you could, just ask all of your questions, and then we will bring the petitioner up to address them.

Sump: Well that was all I had to ask.

Arthur: Alright wonderful. thank you.

Ford: Thank you.

Arthur: Mr. Petitioner if you could address in summary.

Ford: Address what you just addressed into the microphone.

Dempsey: Addressed the construction traffic that is set to come and go via Perry Blvd. Petitioner also gave reasoning for prior traffic on 300 E.

Arthur: Thank you, sir.

Ford: Requested that Garriott have all the landscaping commitments in writing & checked prior to completion of the project.

Garriott: I can schedule a meeting with Exeter go over that. As they're going through construction, Dave can have some of his commercial inspectors or himself and I can go out and look to make sure they do install additional landscaping.

Ford: Okay. Just follow up and make sure everyone's on the same page.

Garriott: They have to have final stamped plans before they're allowed to pull any permits, so in that meeting we can make sure there is additional landscaping added.

Ford: Okay. Thank you.

Taylor: Can I get you to answer the question on when the berm is going to start?

Dempsey: I'm sorry?

Taylor: When is the berm construction going to start?

Dempsey: Typically the berms are the first things to be constructed.

Taylor: Okay, thank you.

Arthur: We have one more request to speak, but I can't really read the first name. Millen?

Miller: Miller. Yeah I guess you touched on some of them.

Arthur: If you could state your address of residence.

Miller: Ralph miller 4490 S 300 E expressed concerns about the lighting.

Arthur: And sir if you could just ask all questions then we'll have the petitioner come up and answer.

Miller: Expressed concerns regarding the height of the berm.

Arthur: Sir yeah when they take that top soil off when they build those berms that's automatically lower than if you're looking at the plan drawing where those loading bays are which is 4 ft lower from my understanding then the rest of it 4 plus 8 would equal the 12.

Miller: Continued to express concern regarding berm height.

Arthur: Correct and the floor is different in different places though.

Miller: The floor of the warehouse is going to be the same through the whole warehouse.

Arthur: Correct, but the loading bays sit lower usually as then they are level with the floor.

Miller: Continued to express concern regarding berm height and attempted to clarify once again.

Garriott: Explained that the base of the berm has to be level with the pad height.

Miller: Expressed concerns regarding construction traffic on 300 E and inquired who to report traffic concerns to.

Taylor: If you see people parking down through there you give me a call.

Miller: Inquired about landscaping.

Arthur: I believe that the petitioner did make additional commitments to buffering and that would be discussed in a meeting.

Garriott: We had the TAC meeting for this, but we have a pre-construction meeting where we stamp the plans final. If there's any other changes or commitments that would be made at this time, we would add these and make sure that they were in the plans before we stamped the plans final.

Arthur: So, if a motion were to be uh used for in favor uhm usually what you would see is these commitments that a petitioner states saying that they would make we would ask that they go along with it.

Miller: Okay I guess that's it then.

Arthur: Okay.

McGee: Is there any additional signs that the developer can provide for construction traffic or parking to address those concerns for parking or traffic?

Dempsey: What do you mean by that?

McGee: Is there any additional signage that you could provide to address construction traffic and parking?

Dempsey: I could certainly suggest that yeah especially if it becomes an issue.

McGee: That's the additional deterrent because they can call code enforcement but

Garriott: Described a situation in the past where signage was placed to show that it can be done again.

Taylor: We would definitely need to make that signage specific for that job, so no whitestown business park construction traffic. We don't want anybody else thinking that it's meant for them when they're going someplace else.

Dempsey: Yeah, we can add that to the plans.

Arthur: I think the only thing left to address is the poles downlit lighting.

Dempsey: Any pole lighting will be downlit and screened.

Arthur: Alright okay thank you. I think in regards to the construction traffic, the berm, and the commitments to the landscaping, I don't think there's anything left to address. Is there anyone else from the public who would like to comment?

Royal: Expressed concern regarding red and green flashing lights and who that decision is up to.

Taylor: Tenant specific.

Royal: Can you say what the tenant wants?

Ford: I don't believe there is a tenant yet correct? But the tenant could want flashing lights for safety.

Arthur: She's asking if there is a tenant and if the tenant has plans for that currently?

Dempsey: There is no tenant at this point so I don't know.

Arthur: Okay thank you.

Ford: That is part of the requirement for safety. The town doesn't have say over that.

Royal: So are you saying that there is no ordinance for the flashing lights?

Taylor: Not for the red and green lights on the building

Ford: Not for red and green safety lights.

Taylor: We don't have an ordinance for that.

Royal: What about Boone county?

Taylor: Boone county?

Royal: Does that matter?

Taylor: Not really. Not Boone county in whitestown.

Royal: Okay cause it said brilliant flashing lights. That's what I read, but I don't know if that is applicable to you.

Arthur: I'm sure litigation could probably help define exactly what brilliant means and the amount of lumens that project from that, but that's not something that would be in our purview.

Royal: Can these things that we've discussed be in writing?

Arthur: The petitioner stated that they will look into the signage, but, let's be clear. Roads can't just be restricted to construction traffic.

Royal: Expressed that she wanted all things discussed at the meeting in writing, not just in regards to the road.

Doublestein: One of the great things about public meetings is that they that there are minutes that this has been discussed and is recorded and will be in minutes are one of the ways that that is documented.

Royal: Okay

Ford: Yeah I mean that's part of the reason that I brought up the landscaping.

Doublestein: As the president was describing some other things that were commitments that the developer uhm was willing to make and that's a different layer of that thing.

Garriott: So when I review all the plans the existing ordinances that we have as far as where the base of the berm starts, the lighting regulations, hours of the noise and hours of operations for construction, those are all existing ordinances that we will enforce with the project. Everything that does get recorded within the meeting minutes goes to that project file so it does get checked. When

we make a motion, we can add things such as making sure we require the developer to put more landscaping surrounding the royal property or on the west side. We can also require that they put signage on 300 saying that there is not to be any construction traffic.

Arthur: For that specific project, correct?

Garriott: Yes.

Royal: Requested to know exactly how far the berm is from her property.

Garriott: Addressed the buffer yard and noted additional non-required space that was given by developers.

Royal: How many feet is that?

Dempsey: I don't have the plan in front of me to give the exact distance, but I can tell you that the trailer parking and the dock area are typically 60 feet deep. There's probably at least a 50 foot drive plus the 50 foot buffer yard, so you're 220 feet to the property line and then whatever distance it is from that to the home.

Arthur: Thank you. Are there any other comments, questions or concerns? Sir, if you could come up and state your address.

Greg Hart: Greg 5005 S 300 E was concerned that he had not received the same information as his neighbors regarding this project as well as the location of the berm.

Arthur: And you're on the south facing side correct?

Hart: Yeah right by the pond.

Arthur: I think in regard to the notification it's the parcels correct? 2 parcels away?

Garriott: Yeah the developers all go to the I believe it's the auditor's office and then they look at the requirements which is 2 parcels or 600 feet and they get a list of property owners that they have to notify based on our ordinance so whatever the auditor pulls up on the list of the parcels that are within that requirement that's who they send public notice to so if you are more than 2 parcels or more than that 600 feet then you might not have been notified.

Hart: it abuts up to my property I should be notified.

Arthur: Yeah but we'd have to probably contact the auditor's office to see why.

Garriott: We can contact the auditor's office or if you contact my office, the planning department, we can look and see if you were on the list for the auditors about who they had to notify

Hart: Reiterated the desire for the berm to line his property.

Arthur: It is on the north south and west sides correct?

Dempsey: Yes.

Arthur: North south and west sides.

Miller: Inquired as to the depth of the pond and whether or not a fence would be placed around it.

Dempsey: Yeah the pond will be a minimum of 8 feet below the water level at this point I don't believe this one is going to be fenced the only reason the other ones were is because they run a lot more confined space and we can create a smaller footprint for the pond if we fence it this one we have plenty of room so we don't have to go to a narrow footprint fence it.

Arthur: Thank you sir. Any other questions comments or concerns?

Sump: Requested additional landscaping.

Arthur: Are there any other questions or comments from the plan commission?

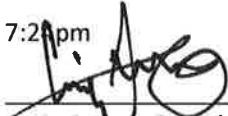
Motion to approve by Doublestein. Second by McGee. Motion passes 7-0

Other Business: request for an alternate member of BZA fulfilled by Craig Arthur.

Adjourn

Unanimous vote to adjourn

7:28 pm



Craig Arthur, President



Brittany Garriott, Staff