



Meeting Minutes

Whitestown Plan Commission

Date: 07/14/21

Time: 6:30 pm

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

Call to Order

6:34 pm

Pledge of Allegiance

Roll Call

- Danny Powers
- Dave Taylor
- Steve Milstead
- Andrew McGee
- Matt Doublestein
- Lauren Foley - **Absent**
- Sarah Ford - **Absent**
- Staff:
 - Brittany Garriott, Town Planner
 - Jill Conniff, Planner II
 - Jonathan Hughes, WPC/WBZA Attorney

Approval of the Agenda

Jon Hughes – Items d. and e. had issues with their public notice and will be continued until next month. Received a request from item a. to continue. It is the choice of the board to continue.

Motion to move approve continuance of a., d., and e. by McGee. Second by Powers. Passes 5-0.

Motion to approve 06/14/21 meeting minutes by Powers. Second by Taylor. Motion passes 5-0.

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)

b. PC21-022-ZA Patch Whitestown

- i. **Bryan Tuohy** – Representing Patch LLC – Here tonight for the first step in the potential development for a 78-acre site at 450 East and Albert S White Drive. Showed map of current annexation into Whitestown. Went over land use map and land around the site with pictures. Went over attachment H and renderings of two possible buildings that they might propose to be built at the development plan stage.
- ii. **Brittany Garriott** – Rezone process is a legislative act; the WPC will give a recommendation to the Town Council and the Town Council will have the final say. The WPC can request certain requirements be met. This is contingent upon the annexation of this land into the Town. Staff gives favorable recommendation.
- iii. **Christopher Howard** – 3444 S 450 E. Shares North lot line with this property. Requested that building be rotated, and retention pond be moved. Has concerns with the height of building and asking for their consideration to be good neighbors to the existing homes. Noted that his family is also trying to annex into the Town.
- iv. **Kyle O’Boyle** – 3473 S 450 E – Family moved here one year ago from Wisconsin because of the proximity to the Town and Anson. Wanted to know plans for the Road in the future and has concerns about living in the middle of an industrial park. Wants to know the long-range plans.
- v. **Nate Pletcher** – 3527 S 450 E – Lives across the street from this property. Concerns about the 10 small children that live on the street. Also concerned about light and sound pollution, wanted to know about berms. Asked if road would be expanded both ways and if so, that would impact his property. Stated concerns about crime and speed limit issues. Asked if they will be bought out, do they need to move?
- vi. **Cheryl Hancock via Zoom** – 300 S – Stated she was not for or against. Stated that there is a legal agreement between Whitestown and Lebanon about annexing land within one mile of Lebanon property. Asked if Lebanon will raise an issue with this.
- vii. **Brian Tuohy** – Stated that he understands property owner’s concerns. Stated that 450 will need improvement. They will have lighting, berms, screening, and sidewalks submitted at the development plan stage. Tonight, is the first step to approve the industrial zoning that fits in this area.

- viii. **Danny Powers** – This would allow for needed improvements to the existing gravel road that is in rough shape. That would be a big benefit.
- ix. **Andrew McGee** – Asked question about annexation.
- x. **Jon Hughes** – WPC vote is contingent upon the annexation by Town Council. Not aware of agreement currently. This does not guarantee or not guarantee annexation.

Motion for favorable recommendation to the Town Council contingent upon annexation by McGee. Second by Powers. Motion passes 5-0.

c. PC21-023-CP Schumacher Homes

- i. **Liam Sawyer** – Kimley-Horn 250 E 96th Street Indianapolis – Went over map of property on Perry Road as part of the Emmis Property. This is zoned MU Core and proposing development of 3 building site on 2.5 acres. The buildings will be a showroom and two model homes for this custom home builder. Noted staff approval of the concept plan.
- ii. **Brittany Garriott** – Staff Report – Staff recommends concept plan located on Perry Worth Road on 2.5 acres for showroom and model homes.
- iii. **Dave Taylor** – What will happen to the houses after they are done?
- iv. **Liam Sawyer** – This is not multifamily so it would not be allowed for residence.
- v. **Jerold Lunsford** - Schumacher Homes – Would not be turned into livable houses, not asking for occupancy. They will remodel and update as needed.

Motion to approve by McGee. Second by Milstead. Motion passes 5-0.

f. PC21-028-ZA Bridle Oaks Addition

- i. **Kyle Resetarits** – With Dentons for Kite Harris in for Matt Price. This adjacent property was proposed last year as well as the Ball State property earlier this year. 4.5-acre parcel owned by Tammy Nowakowski. Showed original PUD with added Ball State parcel. 4.5 acres Nowakowski property is another puzzle piece being added to the Bridle Oaks PUD. Asking for a favorable recommendation as this is already surrounded by the Bridle Oaks PUD.
- ii. **Brittany Garriott** – Staff Report – Amended staff comments, it does not need to be annexed. Rezone process is a legislative act, the WPC will give a recommendation to the Town Council and the Town Council will have the final say. The WPC can request certain requirements be met. Staff gives favorable recommendation.
- iii. **Andrew McGee** – Is there any idea what this property would be used for?
- iv. **Kyle Resetarits** – The mixed-use portion would be an extension on this parcel. Likely fill in a residential and commercial mixed use. Just North of this is the main entrance and there is one more piece needed before this development is started.
- v. **Danny Powers** – This makes a lot of sense. This is the last piece needed to complete our connector road.

Motion to approve with favorable recommendation by Powers. Second by McGee. Motion passes 5-0.

Other Business

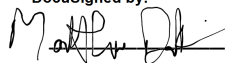
Announcements - Brittany Garriott – We continued, items a., e., and d. to be heard next month.

Adjourn

Unanimous vote to adjourn.

7:19 pm

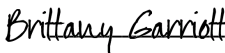
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Matt Doublestein, Vice President

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Brittany Garriott, Staff