



Meeting Minutes

Whitestown Plan Commission

Date: 08/09/21

Time: 6:30 pm

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

Call to Order

6:32 pm

Pledge of Allegiance

Roll Call

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

Noted that there was an interpreter present.

Motion to approve the 07/12/21 meeting minutes by Ford, second by Taylor. Motion passes 6-0.

Approval of the Agenda

Brittany – a. d. are requesting continuance and staff is in favor and items e. and f. have a commitment modification that will need to go to Town Council first.

Jon Hughes – Per rules, it is within the Boards discretion.

Blair Carmosino – Representing Becknell Industrial – requesting continuance, still negotiating with the property owners. Hopefully they will have an amended petition by next month.

Motion to move approve continuance of a., d., and e., and f. by McGee. Second by Ford. Passes 6-0.

Sarah Ford – Clarification that these have been moved to the next meeting on September 13th.

Motion to combine items g. and h. into one presentation, still two dockets. Items i. and j. one presentation, still two dockets by Ford. Second by McGee. Motion passes 6-0.

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. PC21-024-DP The E Multi-Family

- i. **Bryan Sheward** – Kimley-Horn 250 E 96th St, Indianapolis – Representing David Hood for The E Elevated Living at Whitestown. This is very similar to the concept plan. Went over land located around the property as well as the site plan. 10 apartment buildings, 3 stories tall 408 units on 27.4 acres with a lot of open space. MU Cor would allow for 411 units. Traffic study was completed. Stated that traffic flow will improve with changes to Perry Worth and addition of Juniors Way. Showed elevations of the buildings and stated staff recommends development plan.
- ii. **Brittany Garriott** – Staff Report – Staff recommends proposed development plan for 408 units on 27.4 acres.
- iii. **Andrew McGee** – What is the timeline of Hemlock Drive and Juniors Way extension?
- iv. **Bryan Sheward** – Strategic Capitol needs the extension of Juniors Way. We are working with the Town to make sure both sides work together, this would happen next year.
- v. **Sarah Ford** – When it says there are two existing wetlands, what does that mean?
- vi. **Bryan Sheward** – They are governed at the state level. New wetland rule effective in June 2021. No permitting necessary anymore. They were not really wetlands, just low areas, no permitting because of new rules.
- vii. **Sarah Ford** – I was just curious, thank you.

Motion to approve McGee. Second by Powers. Motion passes 6-0.

c. PC21-025-PP The E

- i. **Bryan Sheward** – Available to answer any questions.
- ii. **Brittany Garriott** – Staff Report – Staff recommends the approval of this primary plat on 15.64 acres split into 4 lots.

Motion to approve by Ford. Second by McGee. Motion passes 6-0.

g. PC21-034-CP and PC21-035-DP 65 Commerce Park Building 6

- i. **Bryan Sheward** – Kimley Horn 250 E 96th St, Indianapolis – Representing Strategic Capitol Partners for John Cumming. Concept and development request for 65 Commerce Park Building six site. This is the third phase of the 65 Commerce Park development. Went over land and location. In Sept of 2020 was rezoned from PUD to I1. Went over commitments of the rezone (dedication of right of way, 6-foot fence on the East side of 575, comply with UDO, and have a maximum building height of 50 feet). Went over building elevations and the vinyl fence that looks like stone for the material used for fencing separating neighborhood from 575. Noted town gives approval for CP and DP.
- ii. **Brittany Garriott** – Staff Report – Staggs gives favorable recommendation for 302,504 square foot warehouse for industrial use on 40.92 acres.
- iii. **LaDerick Lewis** - 5458 Maywood Dr – This building will back up to his house. Bought home 6 months ago and Arbor Homes told him that nothing would be build behind him. It is not fair and is very concerned about his property values.
- iv. **Dharal Joshi** – 5496 Maywood Dr - lived in home for 2 months. Concerned with noise, light, and property values. Stated he did not receive a notice.
- v. **Justin Perez** – 5446 Maywood Drive – has the same concerns as neighbors. He and his wife moved here 6 years ago from out of state. They love Whitestown but feel this will have a negative effect on home values. They did their research and the builder told them nothing would be built behind them.
- vi. **Rafael Ortega** – 5412 Maywood Dr – Concerned about drainage issues, stated that Arbor told them that the land was not purchased for development and that Arbor would purchase if it went for sale.
- vii. **Jameson Isaac** – Maywood Dr – Said has same concerns as others but was relieved about the fence. Asked if an environmental study was completed. Wanted to know how it will affect the environment and people living around it. Stated that 126 feet of separation will not be enough.
- viii. **Matt Doublestein** - Read email from Laura Aguillon - Members of the Whitestown Plan Commission:

While I do not oppose the light-industrial/warehouse construction since it is West of CR 575 E, I do have significant concerns regarding the potential for increased traffic on CR 500 S. Specifically, semi-truck and industrial vehicle traffic. There has been a steady increase of this type of traffic on CR 500 S, to the East of CR 575.

Recently, I was returning to my home heading North on Main ST attempting to turn left (West) on CR 500 S. As I approached the intersection of Main ST and 500 S, there was a semi-truck

blocking the entire width of CR 500 S because it was waiting to turn right (South) on Main ST. I was not able to turn left on CR 500 S to go to my house and had to keep going straight North up Main ST and turn around in Harvest Park neighborhood and come back. This is just one example of the increased traffic on CR 500 S.

I assume with more light industrial buildings constructed in this area, even with a new interchange on I65, there will be some trucks that attempt to use CR 500 S. The infrastructure of CR 500 S East of CR 575 is not meant to handle this type of traffic nor these types of vehicles. In neighboring towns, I have seen signage stating that trucks must use an alternate route and am wondering if this type of commitment could be incorporated into the concept/development plans for these projects. Please consider the nearby residential areas, specifically the impact of the types of vehicles that come with light industrial buildings on an infrastructure that needs to catch up with rapid development in the area.

Thank you, Laura Aguillon 6128 Hardwick Drive Whitestown, IN 46075

- ix. **Bryan Sheward** – Plan was brought forward in 2020 and went through Town Council for the rezone. East facing of building is an office and not a dock as a commitment from the WPC rezone. Environmental study was not required but they did one and there were no concerns found, this has probably always been agriculture land. Detentions ponds were put in and drainage will be re-routed. The Boone County Surveyor agrees, and it meets all rules. There will be 300 feet from the property line. It was always the plan to connect to the interstate.
- x. **Matt Doublestein** – Distance from the homes is 300 feet from the property line?
- xi. **Bryan Sheward** – From the edge of Edmonds Creek property line to the face of the building.
- xii. **Matt Doublestein** – so distance from fence to road through parking lot?
- xiii. **Sarah Ford** – Happy to have these residents in Whitestown. When purchasing a home, you should reach out to the Town directly. You can't trust realtors. In September of 2020 this was changed to light industrial and this project fits into that, we are not in a position to say no.
- xiv. **Andrew McGee** – I have lived in Anson for 6 years and this piece has always been commercial. We asked for certain commitments back in September of 2020. I was told incorrect information on my school district in 2008, I understand.
- xv. **Jon Hughes** – Legally concept and development plan sit into use, are commitments being upheld?
- xvi. **Andrew McGee** – Who will maintain fence?
- xvii. **John Cumming** – Strategic Capitol Partners will maintain the fence.

Motion to approve by McGee. Second by Powers. Motion passes 6-0.

i. and j. PC21-036-CP and PC21-037-DP 65 Commerce Park Building 8

- i. **Bryan Sheward** – Kimley Horn 250 E 96th St, Indianapolis - Building 8 concept and development approval located on 40 acres to the North of Building 6. Height is limited to 50 feet, and it will be 565,000 square feet with cross dock on both East and West sides. Went over site plan. Building 6 and 8 will be built at the same time. Will be providing public improvements and right

of way dedication. Went over screening of 9-foot fence and that trucks would not be visible. Went over building elevations and stated staff recommendation.

- ii. **Brittany Garriott** – Staff Report – Staff is providing favorable recommendation for the concept and development plan of 565, 557 square foot warehouse on 35.19 acres.
- iii. **Sarah Ford** – Asked about trucks using alternate route to help traffic situation.
- iv. **Danny Powers** – Signage could help discourage truck traffic.
- v. **Bryan Sheward** – There is currently a no left turn sign out East of building 8. We can add additional signage.
- vi. **Andrew McGee** – asked about having a weight limit.
- vii. **Danny Powers** – That would be a council action.
- viii. **Sarah Ford** – Can we required signage as a commitment?
- ix. **Danny Powers** – This has worked in other areas.
- x. **Sarah Ford** – I understand that this could be hard to enforce, but it might help.

Motion by Ford with commitment that additional signage for truck traffic will be provided by the developer and approved by the town. Second by McGee. Motion passes 6-0.

k. PC21-038-PP Park 130 Block A

- i. **Bryan Sheward** – Kimley Horn 250 E 96th Street – Park 130 on westside of 65 North of Whitestown Parkway, currently houses four existing buildings. Proposed to be eight different lots, went over map of the lots.
- ii. **Brittany Garriott** – Staff report – Staff is providing favorable recommendation for this primary plat.

Motion to approve by Powers. Second by Ford. Motion passes 6-0.

Other Business

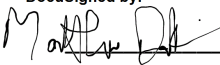
Announcements

Adjourn

Unanimous vote to adjourn.

7:52 pm

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Matt Doublestein, Vice President

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Brittany Garriott, Staff