



Meeting Minutes

Whitestown Plan Commission

Date: 08/10/20

Time: 6:30 pm

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

Call to Order

6:30 pm

Pledge of Allegiance

Roll Call

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

Approval of the Agenda

i. Brittany Garriott stated that the petitioner for docket PC20-034-ZA asked for a continuance. Brittany made point that petitioner requested continuance and will be having it at next month's meeting.

Motion to approve McGee. Second by Taylor. 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

a. PC20-027-CP Fishback Creek

- i. Brittany asked whoever is speaking to message Nathan.
- ii. Brad Schrage is unmuted. With American structure point. Associated with Coca-Cola building, site is located on other side of building four. Is primary use on site but accessory use to coca cola building. Access will be from internal drives with no external drive. Traffic will be between building three and fleet shop. Will be requesting a waiver at the development plan; tonight, is just for the concept plan. Only other difference is that the version before you have onsite detention, but future plans will have detention off site. Detention will go away, and building will be shifted slightly north. Site is currently owned IND H land LLC. Outside of that is happy to answer any questions.
- iii. Matt called for staff report. Staff recommends a favorable recommendation. Staff is providing favorable recommendation and will need to request a waiver.
- iv. Matt called for anyone from the public. Nate reminded people how to message him.
- v. Brittany reminded people that they are going forward with the rezone at town council. The final motion should include that contingency.
- vi. Matt called for anything from petitioner, closed public hearing, and then asked about questions from plan commissioners.
- vii. Andrew asked about pond. Brittany said that ponds usually are handled by Boone County so planning staff does not have any issues with it.
- viii. John Molitor suggested Matt ask if developer is in touch with petitioner.
- ix. Brad answered that they are in contact with Boone county and the county does not have any issues.

Motion to approve Powers. Second by Taylor. Matt added to make approval based on town council zone approval. Motion passed 6-0.

b. PC20-034-ZA Zoning Amendment Commerce Park

- i. Continued

c. PC20-035-PP Bridle Oaks Commercial Primary Plat

- i. Matt asked for petitioner.

- ii. Lindsey Phipps spoke. Requesting 18.7 acres be split into two. Stated that she has a to scale map if anyone wanted to see it. 16 acres for one and 2.7 for the second. Primarily just a land subdivision. Understands that they will need to come back for concept and development plan.
- iii. Brittany stated that they are providing a favorable recommendation. She also stated that there are concerns regarding traffic on main street and albert s white.
- iv. Matt asked for public comment. Then asked for any further comment from petitioner.
- v. Nate stated that no one else has messaged him.
- vi. Closed public hearing
- vii. Andrew asked to see the scale version. Lindsey asked to be able to share screen.
- viii. Will the development have any bearing on the proposed roundabout? Lindsey responded that she is aware of the right of way dedication needed, they will take that into consideration as they push forward to concept and development plan. Danny commented that they have been working with the developer, will be 45 days from now because currently working on design phase.
- ix. John, Brittany while we are waiting on behalf of the developpe right of way dedication.
- x. Nathan received email and shared screen for to scale primary plat. Gas station on that hard corner, with room for additional commercial. Lindsey is working with the town about access points, so they are working on a larger master plan for the area to meet those access point needs.
- xi. Matt asked if there was anything else from the commission and hearing none asked for a motion.

Motion by Taylor. Does motion include commitment John mentioned. Taylor confirmed. Second by Foley. Motion passed 6-0.

d. PC20-037-PP Bridle Oaks Residential Primary Plat

- i. Matt Price is presenting as petitioner. While Nathan is working on PowerPoint. Matt is an attorney and has David Compton and Res Ramage with Pulte. At plan commission back in March for ordinance for pod and then town council approved. Housing market has stayed robust and this project is the single-family section of the PUD. A little over 67 acres, 209 homes, first phase has 61 homes, a little over 20% is open space with pathways and sideways connecting to the heritage trail.
- ii. Matt began going through PowerPoint. Attempted to keep equine features with signage because it was once a horse farm. Fewer lots than what the PUD allows. Pathways and sidewalks on both sides of the street. Welcomes any questions.
- iii. Brittany gave staff report giving favorable recommendation, noted that there are concerns with traffic and working with the developer to address those.
- iv. One question from public- restated question regarding traffic and how it is being considered and addressed. Danny responded that Pulte is conducting a traffic impact study to how it will impact roads and the type of intersections. Future roundabout will help facilitate additional traffic.
- v. Any additional public discussion. Matt stated had not received anything else. Petitioner had no future comments will continue to work with staff and traffic impact study. Rules of future thoroughfare plan are part of this with the limited access on albert s white and right of way dedication.

- vi. Matt closed public hearing asked for further comments. Andrew had questions. Bike paths or sidewalks- is there anything that goes directly to main street, the internal sidewalks do. For houses on main street, what kind of buffering will be between existing homes and development. There is not a lot of frontage along main street, extensive landscaping package at that entryway
- vii. Brittany reminded people that they still need to come back for second plat and it will get another.
- viii. Question came through about turn lanes Matt price responded that albert s white will be limited to right in right out with the plan that albert s white will likely be expanded in the future. Early thoughts that it would be a full access, but best option is to limit it initially.
- ix. Any further questions or motion.

Motion by McGee. Second by Foley. Motion passed 6-0.

e. Whitestown plan commission approval for TIF district

- i. Brittany explained that creating a new TIF district west Whitestown parkway near traders point and golf club. Future development with expansion of Ronald Reagan. TIF district established for infrastructure and road improvements.
- ii. Is this approval or recommendation. Nate said that it is an approval and then it will go back to town council.
- iii. John clarified that the reason for this is that the final approval is with the town council, but the plan commission is making an approval that this is in conformance with the town’s plans.
- iv. Any public comment. Nate said no comments received.
- v. Brittany asked question about required signatures. John responded that it depends on how the document is formatted. There is a place for all signatures and will it need to be circulated.

Roll Call vote. Motion passes 6-0.

Announcements

Matt asked if there is any other business. Danny said that at the next meeting he will bring forward thoroughfare plan for presentation and approval. He will get drafts out as soon as possible. Brittany said that we are going to be meeting online next month as well.

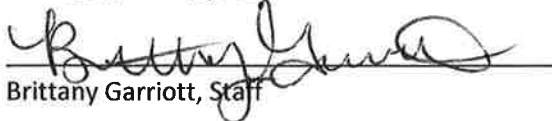
Adjourn

Unanimous vote to adjourn

7:14 pm



Matt Doublestein, President



Brittany Garriott, Staff