



Meeting Minutes

Whitestown Plan Commission

Date: 09/13/21

Time: 6:30 pm

Location: 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
 - Jill Conniff, Planner II
 - Jonathan Hughes, WPC/WBZA Attorney

Approval of the Agenda

Motion to approve the 09/09/21 meeting minutes and agenda by 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. PC20-053-ZA H&H Holdings/Becknell Industrial

- i. **Joe Calderon** – 11 South Meridian, Indianapolis – Representing Becknell Industrial with Blair Carmosino. Went over Powerpoint presentation, the history of Becknell and the projects they have worked on to include over 1 million square feet in Whitestown already. Went over the 64-acre subject property and the timeline of events since originally filing petition in November of 2020. Have worked with the 5 homeowners they currently have under contract. Went over aerial map and homes that are currently included in the agreement. Went over proposed site plan with elevations and renderings of the buildings. Stated that staff have given favorable recommendation and believes it fits in with the development in the area. Agree with commitments to improve 575 and sewer easements.
- ii. **Brittany Garriott – Staff Report** - 1. The rezoning process is a legislative act. The Plan Commission will make a recommendation to the Town Council and the Town Council will make the final decision. Because this is a legislative act, the Plan Commission can require that certain commitments be made part of the rezoning and then run with the land. 2. Staff gives favorable recommendation to the Whitestown Plan Commission with the following commitments: a. The Developer shall dedicate full right of way (65' from existing centerline) across the property, as well as across the following adjacent property if/when owned/controlled by Developer: [6205, 6255, 6285, 6325, 6355 S. CR 475 E]. All right of way to be dedicated under Town forms and standards. b. The Developer shall dedicate a 30' exclusive sewer easement north-south across the property (and adjacent property if/when owned/controlled by Developer) at location determined by agreement of Whitestown Municipal Utilities.
- iii. **David Lovell** – 8890 E CR 400 N – Representing the sellers of H&H Holdings. Went over the history of the Harmon Family in Whitestown. Harmon Family felt it was important to make sure that all neighbors were considered by Becknell. 8 of the 10 families were at the original meeting and they originally had a commitment from most of them.
- iv. **Robert Kilgore** – 6055 S 475 E – Owns the northern most property on the road and one of the homeowners that they could not come to terms with. He stated they tried to make a deal with Becknell and hired an attorney (Mike Andreoli) to help with the process, but they have now been dropped from the plans and they will not return his calls. Asking for WPC consideration to not move forward until they have made a deal with Becknell, that \$10,000 for demolition is too much money.
- v. **Bruce Thompson** – 6145 S 475 E – Stated that his family does not want to be a hindrance to this project. Stated that the money offered was fair but couldn't agree to the to the

continuances in the contract. Asked for WPC to not give a favorable recommendation until they purchase all property. Stated they are ready to move and would do so with a reasonable offer.

- vi. **Blair Carmosino** – 2750 E 146th Street Carmel – Stated they had changes to both purchase agreements of residents above. They would be happy to talk to them again. There is a clause if asbestos is found. Purchase agreements have clauses in place to protect the developer from additional expenses. Stated that easement would be honored on H&H property. Seller has been patient and they are still willing to talk to remaining homeowners but must move forward. They are committed to screening those remaining and agreements are still open. Priced for materials are going up and they must keep moving forward.
- vii. **Joe Calderon** – Mr. Thompson expressed concerns about commitments, they reflect the towns requests and will be binding.
- viii. **Danny Powers** – Requiring dedication on 475. The thoroughfare plan calls for 75-foot f right of way. Becknell has agreed to give full right of way of their property. Area to the North is already industrial and needs road improvements at Whitestown Parkway and have also dedicated E475 corner right of way. Utility easement for a future sewer line. This would allow connectivity and would be important and it will be on H&H Holdings property.

Motion for favorable recommendation by McGee. Second by Foley. Motion passes 6-0.

Matt Doublestein – I appreciate how you will keep the continued discussion with the homeowners.

Other Business


Announcements

Adjourn

Unanimous vote to adjourn.

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5:06 pm

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DocuSigned by:
Matt Doublestein, Vice President

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Brittany Garriott, Staff