



Meeting Minutes

Whitestown Plan Commission

Date: 10/11/21

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

Approval of the Agenda

Motion to approve the 09/13/21 meeting minutes by Ford, second by Milstead. Motion passes 4-0.

Jon Hughes – In regard to PC21-040-DP Hussey Mayfield Public Library. The DP is contingent on a Variance from the BZA. Staff is in favor of the request to continue the DP until next month after the Variance hearing.

Motion to combine a. and b. and to continue item d. by Ford. Second by Taylor. Motion passes 4-0.

John Hughes – Item c. the concept plan for the library will still be heard this evening.

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. and b. PC21-031-CP and PC21-032-DP Whitestown Business Park Building 4

- i. **Nick Everhart** – American StructurePoint 9025 River Rd Indianapolis – Here to present for Building 4 for Exeter. 457,704 square foot cross dock facility with employees parking on the North and South. Serviced off Perry Blvd. Agree with the staff report and will comply with the UDO.
- ii. **Jill Conniff** – Staff Report - Staff is providing a favorable recommendation for the proposed Development Plan known as Whitestown Business Park Building 4 and Docket PC21-031-CP located on Perry Boulevard on approximately 28.48 acres. Staff is providing a favorable recommendation to modify the commitment requiring a landscape berm on the north side of the property. The property adjacent to the north has been rezoned from agriculture to industrial since the time the commitments were approved. If the Plan Commission recommends favorable, the Town Council will make the final decision.
- iii. **Amy Royal** – 4765 S 300 E – Stated that the address was supposed to be changed. 4765 is their address and not the address of the development. Also asked about ordinance for 2017 and now. Wanted to know where to find the ordinance.
- iv. **Jill Conniff** – The new UDO was approved in 2020 and is available on our website under planning and development.
- v. **Amy Royal** – Had a meeting with Dave Taylor and Brittany Garriott in 2020 at their home to look at the berm and landscaping. Stated that 50 plus bays back to home now without screening and does not feel the new building has proper screening. Asked what is the ordinance?
- vi. **Jill Conniff** – Stated that the UDO has landscaping requirements.
- vii. **Amy Royal** – Said that she reached out to the Town after their meeting, and no one got back to her. This development is so close they can hear people talking, asked for help for shielding light and noise pollution. Asked who is responsible for maintaining the ditch on the existing property? It has not been maintained. Stated that construction has already begun.
- viii. **Matt Royal** – 4765 S 300 E -Stated that they have 24/7 noise and light pollution, and this proposed new building would add 55 more bays. There has been no screening and wished Town would have gone with plan to have a technology business in this area as the plan stated. Asked to please give more effort for screening for neighbors.
- ix. **Nick Everhart** – Main comment on landscaping on SW corner will be added. We want to comply with the UDO. They will investigate the question on the ditch. At this point they are only moving topsoil and are allowed to do so at their own risk.

- x. **Sarah Ford** – Can someone explain the address issue?
- xi. **Jill Conniff** – The parcel address has your address; I can email Boone County to get this fixed.
- xii. **Jon Hughes** – The company also needs to change the name.
- xiii. **Matt Doublestein** – Can someone speak to the construction already starting?
- xiv. **Jill Conniff** – They are permitted to move dirt at their own risk and to my understanding no permits have been issued, correct Dave?
- xv. **Dave Taylor** – Correct, have not filed.
- xvi. **Jon Hughes** – They are permitted to work if approved by the Boone County Drainage Board.
- xvii. **Sarah Ford** – Is there anything in the current building that is not up to code?
- xviii. **Dave Taylor** – No, there is nothing happening there that is not supposed to be there. We discussed the possibility of a fence, but that was left in the hands of the construction company and developer. The Town just facilitated the conversation.
- xix. **Sarah Ford** – So this is a developer question, not a requirement? The fence must go through the developer, we did not put that in as a requirement.
- xx. **Dave Taylor** – Correct.
- xxi. **Matt Doublestein** – Is what they have done compliant?
- xxii. **Dave Taylor** – Yes or we would not have issued Certificate of Occupancy if it was not.
- xxiii. **Matt Doublestein** – Who is responsible for the ditch?
- xxiv. **Amy Royal** – Along S 300 E has not been mowed, easement to property line on the East side of 300. It has only been mowed once after initial meeting.
- xxv. **Dave Taylor** – It was mowed by Exeter or Pepper Construction, not the town, the town does not maintain that area.
- xxvi. **Amy Royal** – In the meeting Dave Taylor asked them to mow it, but it was the towns responsibility.
- xxvii. **Sarah Ford** – We need to ask Danny, who’s responsible for mowing?
- xxviii. **Jon Hughes** – Who maintains the right of way?
- xxix. **Dave Taylor** – I will call Bryan Leach and find out tomorrow.
- xxx. **Sarah Ford** – Mentioned it being a 24-hour operation. Do we know who the tenant will be in the new building and their hours? Is running a business 24/7 outside of our code?
- xxxi. **Dave Taylor** – It is within our code.
- xxxii. **Matt Royal** – Are they in compliance with landscaping? I thought there was supposed to be heavy screening.
- xxxiii. **Jill Conniff** – The existing building is not up for discussion tonight. We will need to set up another time for a meeting.
- xxxiv. **Matt Royal** – I feel like we have been blown off. Would like you to pause until we know more and understand what compliance is.
- xxxv. **Matt Doublestein** – The question we need to ask is if they meet the requirements of their zoning.
- xxxvi. **Jon Hughes** – Another requirement of Exeter is making them approve an amendment to a commitment for a buffer yard. That must go back to Town Council for final approval.
- xxxvii. **Sarah Ford** – We are going to contact County about address and contact Public Works about the ditch.
- xxxviii. **Jon Hughes** – Jill will review the old UDO regarding the buffer yard.

Motion to approve the CP and DP with favorable recommendation to commitment requirement for landscape berm to the North to be removed and revised landscape plan by Ford. Second by Milstead. Motion passes 4-0.

c. PC21-039-CP Hussey Mayfield Public Library

- i. **Hannah Fleck** – JQOL for Hussey Mayfield Library. Shared screen with landscape plan and briefly went over 2200 square foot building on 10-acre site located at 6310 Albert S Whites Dr. We have filed a variance for more parking.
- ii. **Jill Conniff – Staff Report** - Staff is providing a favorable recommendation for the proposed Development Plan known as Hussey Mayfield Public Library and Docket PC21-039-CP located on the north side of Albert S White Drive where a library is proposed on approximately 10.71 acres. If the Board of Zoning Appeals does not approve a variance from the parking standards, the applicant will need to revise the plans to meet the UDO requirements prior to building permits.
- iii. **Sarah Ford** – Usually in a development plan we will see elevations of what the building will look like.
- iv. **Jill Conniff** – They will be presented at the next meeting with the Development Plan.
- v. **Matt Doublestein** – The elevations are available on display in the lobby.
- vi. **Sarah Ford** – The reason that the Development Plan is next month is because the variance must come first. What is the estimated time for opening?
- vii. **Hannah Fleck** – Sometime next year. One year construction period.
- viii. **Sarah Moore** – Executive Director of the Hussey Mayfield Library, we are looking at the Spring of 2023.

Motion for favorable recommendation by McGee. Second by Foley. Motion passes 4-0.

Other Business

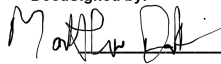
Announcements

Adjourn

Unanimous vote to adjourn.


7:06 pm

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Matt Doublestein, Vice President

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Jill Conniff, Staff