



## Meeting Minutes

*Whitestown Plan Commission*

**Date:** 10/19/20

**Time:** 6:30 pm

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

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### Call to Order

6:36 pm

### Pledge of Allegiance

### Roll Call

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

### Approval of the Agenda

Sarah Ford – Asked to continue PC20-044-ZA Braun Mixed Use, need more information and input from the community.

Andrew McGee – Asked to continue PC20-042-ZA, also needs more input from neighbors.

*Motion to continue PC20-042-ZA Fishback Creek ZA by McGee. Second by Taylor. Motion passes 4-3.*

*Motion to continue PC20-044-ZA by Ford. Second by McGee. Motion passes 7-0.*

*Motion to approve remaining agenda by Ford. Second by McGee. Motion passes 7-0.*

John Molitor – All items received will be forwarded to members of the board.

Jonathan Hughes – Items can be voted on without a recommendation from the Plan Commission for the record.

*Motion to approve 09/14/20 meeting minutes by McGee. Second by Powers. Motion passes 7-0.*

### **Public Comments for Items Not on Agenda N/A**

Cheryl Hancock – 5400 E 300 S – Question related to construction time for concrete trucks that run overnight.

Dave Taylor – Please contact me directly and I will address.

Sarah Ford – When is the next meeting?

Brittany Garriott – November 9, most likely via zoom.

### **Not on the Agenda N/A**

### **Presentations N/A**

### **Unfinished Business N/A**

### **New Business- Public Hearing**

#### **a. PC20-041-CP Milhaus Multi-Family Concept Plan**

- i. Brad Voglesmeirer – Milhaus 460 Virginia Ave – Went over history of company.
- ii. Tom Sardelli – Milhaus – Went over site plan, 440 parking spaces and 40 garage spaces to meet parking requirement. Will have a clubhouse with amenities. Included another entrance per Fire request. Included walking path up to Indianapolis Rd per TAC comments. Would like to start construction March 2021.
- iii. Brittany Garriott – Walking path extends North down to fire access road, staff approves PC20-042-CP.
- iv. Cheryl Hancock – Comments about detention pond and concerns with cemetery close to site.

- v. Brad Voglesmeier – Price Point same as others in the area, but as things change in area, that can also change. Detention pond will be shared with Little League. Cemetery will have garage structure between it and the complex placed intentionally as well as a large landscape buffer.
- vi. Laura Aguillon – 6128 Hardwick Drive – Do they know the impact of this development on the school district?
- vii. Brad Voglesmeier – No
- viii. Brittany Garriott – This is Zionsville School district, and they will have more information moving forward to Development Plan stage.
- ix. Sarah Ford – What is the target market for retail?
- x. Brad Voglesmeier – Service needs to Little League and multi-family units, food and beverage and service for needs of community.
- xi. Matt Doublestein – Northwest corner past second drive will the path be included as well.
- xii. Brad Voglesmeier – yes
- xiii. Matt Doublestein – I do not speak for school system.

*Motion to approve PC20-041-CP by McGee with walking path extended. Second by Ford. Motion passed 7-0.*

**c. PC20-043-ZA Jackson Run North Zone Amendment**

- i. Brian Tuohy 50 South Meridian presenting with Bryan Sheward from Kimley Horn as well as Steve and Adam Braun. Requesting rezone of 65 acres from AG to R3. Went through slides of pictures from the site and will keep forest area to keep barrier from existing homes. Low density per UDO. 126 homes in interconnected planned residential community, under 2 homes per acre.
- ii. Brittany Garriott – Staff Report – Legislative act that the WPC makes a recommendation to the Town Council. Project would require concept and development plan. Matches with the Comprehensive Plan and surrounding area.
- iii. Marsha Ward – 2946 S 700 E – Jackson Run is behind her house, concerned about open space behind her home and who will keep them from cutting down promised tree line?
- iv. David Marlow – 7010 E 200 S – Concerns about density and holding developer accountable to not taking down tree line.
- v. Steve Braun – This development will be less dense than Jackson Run and is within the R-3 requirements. Original discussion on 14 acres on the South end of Jackson run were to be a common park but covid has changed those plans. A better plan currently is to turn into a nature park with trails and pocket parks. The town did not turn down that land, we have just changed the plan for the land.
- vi. Nathan Messer – There are impact fees for parks, and this is not necessarily free land. The petitioner has gone above and beyond to help with the design and because of the drainage issues with the County this is the best option.
- vii. Nicole Lodyga – Is a traffic or environmental study required?
- viii. Danny Powers – Jackson Run did have a traffic study; we would ask for an addendum to that study for this subdivision.

- ix. Charlotte Graham – Asked why Steve Braun will not work with people in the community.
- x. Brian Tuohy – Stated that they would be happy to meet again as they did for Jackson Run. They submitted public notice as required. They would be willing to make zoning commitment for the preservation of the wooded area.
- xi. Sarah Ford – asked if this was medium density or low density?
- xii. Brittany Garriott – UDO standard and Comprehensive Plan are different. They are doing medium density single family per UDO.
- xiii. Sarah Ford – Likes the design, asked if commitments were being made as they look at rezone.
- xiv. Brittany Garriott – Whitestown Parks is working with Jackson Run and DR Horton on a commitment of wooded area and parks and trails.
- xv. Matt Doublestein – asked Danny Powers about traffic study.
- xvi. Danny Powers – this would not have an impact.

*Motion by McGee for a favorable recommendation to the Town Council with commitments to of wooded area. Second by Powers. Motion passes 7-0.*

**e. PC20-048-TA Whitestown Unified Development Ordinance Text Amendments**

- i. Brittany Garriott – Stated that as we go through the new UDO, we find things that need to be amended. Went over amendments that were attached to the agenda.

*Motion for favorable recommendation to Town Council by Ford. Second by Foley. Motion passed 7-0.*

**f. Whitestown Plan Commission Rules and Procedures Update for Newspaper Public Notice**

- i. Brittany Garriott – Zionsville Times was purchased by the Lebanon Reporter. We will now use the Lebanon Reporter and Current in Zionsville.

*Motion to approve McGee. Second by Milstead. Motion passed 7-0.*

**g. Whitestown Fishback Creek TIF Order**

- i. Brittany Garriott – Orders for an existing TIF district. Standard TIF districts from RDC.
- ii. John Molitor – Town Council gets final say, similar to recommendation.

*Motion for a favorable recommendation to Town Council by Powers. Second by Taylor. Motion passed 7-0.*

**h. Whitestown Legacy Core TIF Order Amendment**

- i. Nathan Messer – same as above created by RDC.

*Motion for a favorable recommendation to Town Council by McGee. Second by Ford. Motion passed 7-0.*

## Other Business

### a. Main Street Rezone Update

- i. Brittany Garriott – In May PC20-026-ZA came through as a rezone from AG to GB at 4736 Main St. and was given a negative recommendation. They have changed their plan and are asking to come back to WPC with new zoning. Have meet with petitioner and believe with the new plan and commitments that will work for the commission. They will be on the agenda next month.
- ii. John Molitor – State law blocks them from returning for a year, but the Director can change that.

## Announcements

We will hear items b. and d. and Main Street next month.

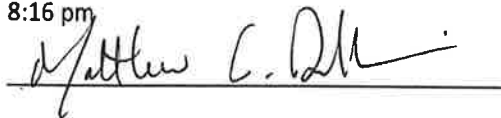
Sarah Ford – asked additional questions about Main Street rezone coming back.

Brittany Garriott – Shared plans and elevations provided by petitioner.

## Adjourn

*Unanimous vote to adjourn.*

8:16 pm



Matt Doublestein, President



Brittany Garriott, Staff

10/14/20