



Meeting Minutes

Whitestown Plan Commission

Date: 11/09/20

Time: 6:30 pm

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

Call to Order

6:34 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 Jonathan Hughes, WPC/WBZA Attorney

Moment of silence given for the recent passing of John Molitor.

Approval of the Agenda

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

Brittany Garriott – PC20-042-ZA Fishback Creek Zoning Amendment has withdrawn their petition.

Sarah Ford – Asked for clarification that they have completely removed this petition. They are not being continued to another meeting; it is withdrawn.

Brittany Garriott – Correct.

Jonathan Hughes – If they wanted to re-petition they could, but they would have to reapply. There is no need for anyone to speak on this tonight because it is withdrawn. Comments on rules and procedures, comments in the chat will not be heard, only if you request to speak will it be public record.

Brittany Garriott – There is a list of residents that want to speak.

Public Comments for Items Not on Agenda N/A

Not on the Agenda N/A

Presentations N/A

Unfinished Business N/A

a. PC20-044-ZA Braun Property Development Mixed Use

- i. Brian Tuohy – Representing Steve Braun on a rezone petition of 440 acres from R3 and AG to MU Core. Went over power point presentation and the different sites of the rezone request.
- ii. Brittany Garriott – Staff Report – Rezone is a legislative act, and the Plan Commission will make a recommendation to the Town Council. This is the first MU Core since the adoption of the UDO. WPC can make commitments for the land.
- iii. Mike Farrell – 7267 E 300 S – Concerned with what MU Core could become, high density and commercial that has not yet been identified.
- iv. Cheryl Hancock – 5400 E 300 S – Stated that Boone County said Whitestown has no jurisdiction on parcels until annexation. Stated that Mr. Hancock had not been notified. Concerned what it will become if granted MU Core. Concerned about wildlife and suggested comp plan should be followed.
- v. Charlotte Graham – 2957 S 700 E – Stated that she does not want commercial development around her home.
- vi. David Marlow – 7010 E 200 S – Concerns of traffic and the rezone could possibly cause them to move from the home that has been in their family for 100 years.
- vii. Nicole Lodyga – 700 E – Stated that once zoning is in place the ability to change is gone. Stated not opposed to development but it lacks details.
- viii. Marsha Ward – 2846 S 700 E – Stated that they would like to know what the detailed plan would be prior to rezone.
- ix. Mike Andreoli – 1393 W Oak St – Attorney representing residents. They reached out to developer asking for more information and commitments and all they were given is what was presented tonight.
- x. Shelby Hasz – 3352 Firethorn Dr – Concerned with growth and overcrowding of schools.

- xi. Joe Davidson – 5550 E 300 S – Concerned with lack of specifics for what will happen if rezone is granted. Concerned about traffic, rainwater run-off and 575 as a gravel road.
- xii. Brian Tuohy – Stated that studies will be a requirement of the town at the time of Concept and Development Plan. Stated that this meets the comp plan exactly as MU Core reads. Development will require development plan approval. Stated that comp plan calls for all types of residential density. Stated that Mr. Hancock was noticed.
- xiii. Sarah Ford – Jonathan Hughes can you answer annexation question?
- xiv. Jonathan Hughes – Yes, it was in the Staff Report as subject to annexation. WPC can proceed with vote.
- xv. Andrew McGee – Question about 14-acre piece on East side, have park plans changed?
- xvi. Bryan Sheward – Orange is listed as single family and detention and transition to parks. West fringe will have parks.
- xvii. Sarah Ford – A&B in Comp plan is residential. MU Core will be easier to understand when it is included in the comp plan.
- xviii. Steve Braun – Gave an idea of vision for this area as a world class community with a village feel. Stated that what they have proposed fits into master plan.
- xix. Sarah Ford – Asked for commitments.
- xx. Steve Braun – Yes, can do commitments.
- xxi. Matt Doublestein – Why not PUD, why this zoning?
- xxii. Steve Braun – We have had many talks with the town and review of the master plan. MU Core supports our plans of parks, forested wetlands, rail trail.
- xxiii. Matt Doublestein – How can residents feel comfortable that you will stick to plans?
- xxiv. Steve Braun – Have had many conversations with the Town and will continue to work with to keep with Towns view.
- xxv. Andrew McGee – Could the Western lots (A&B) be zoned residential?
- xxvi. Steve Braun – Can commit to no Commercial there along rail trail and those two parcels.
- xxvii. Sarah Ford – Concerns about traffic?
- xxviii. Danny Powers – At concept plan we would ask for a traffic study. Also, throughfare plan amendment covers a plan for this extra traffic.
- xxix. Sarah Ford – Are road improvements on plan?
- xxx. Brian Tuohy – Not yet, but we would be ready at concept and development plans.
- xxxi. Sarah Ford – Can we include parks plan and completion of rail trail?
- xxxii. Andrew McGee – Include acreage?
- xxxiii. Jonathan Hughes – Can make a motion with commitments being specific.
- xxxiv. Andrew McGee – 54.2 acres for the park?
- xxxv. Brittany Garriott – asked Nathan to speak
- xxxvi. Nathan Messer – plan has changed from original because of Covid this has changed. We are working with Braun and Horton. We are also working with them to help with park impact fees.
- xxxvii. Steve Braun – We are working with DR Horton and will commit to parks.
- xxxviii. Sarah Ford – Question about school system.
- xxxix. Brittany Garriott – We will have conversations with the school board they are aware of development.
- xl. Matt Doublestein – Lebanon has not built a new school. Appreciate the ongoing conversation.

Motion by Ford for a favorable recommendation with commitments to no commercial use in Western A&B and parks commitment to include acreage owned by Braun. Second by Foley. Motion passes 7-0. Will provide commitments in writing.

New Business (Public Hearing)

c. PC20-045-PP Bride Oaks Phase 1 Primary Plat

- i. Lindsey Phipps – representing Kite Harris, 18 acres at Main and Albert S White. Property is part of larger PUD that was approved by WPC.
- ii. Brittany Garriott – Staff Report – staff recommends a favorable recommendation.
- iii. Matt Doublestein – Not included in plans for access point?
- iv. Lindsey Phipps – Correct, this is just for platting. Have had plans with Danny and will show that information at Concept phase.

Motion to approve by Powers. Second by McGee. Motion passed 7-0.

d. Whitestown Plan Commission 2021 Meeting Schedule and Calendar

Motion to approve by McGee. Second by Powers. Motion passed 7-0.

Other Business

Matt Doublestein – Did Governors executive order expire?

Jonathan Hughes – Should expect that it will be extended.

Announcements


Adjourn

Unanimous vote to adjourn.

8:32 pm



Matt Doublestein, President



Brittany Garriott, Staff

11/1/20