



Meeting Minutes

Whitestown Plan Commission

Date: 12/14/20

Time: 6:30 pm

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

Call to Order

6:32 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

Approval of the Agenda

Matt Doublestein – Request to combine items a. and b.

Brittany Garriott – PC20-053-ZA has continued until January meeting.

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

Motion to approve 11/09/20 meeting minutes by Ford. Second by McGee. Motion passes 7-0.

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. & b. PC20-049-CP and PC20-050-DP Meadows on Main Concept and Development Plan

- i. **Matt Price** – Dentons Bingham Greenbaum for Herman Kittle. Introduction of team and went over slide show presentation of development to be located East of Main Street and North of Albert S White. 13-acre 264-unit multifamily development to include 10 buildings and garage structures. Buildings on Main Street are smaller than those on the back of the development. Using materials approved in PUD. Will have club house, pool, and dog park amenities. Target audience is young professionals. Went over extensive landscape plan and noted working worked with staff on these plans.
- ii. **Brittany Garriott** – Staff gives favorable recommendation of concept and development plans with the conditions of the approval of the Bridle Oaks Phase One Secondary Plat, sidewalk connectivity and in compliance with all TAC comments.
- iii. **Nicole Lodyga** – 7367 E 300 S – Wanted to know the average rent.
- iv. **Matt Price** – mixed variety of rent for 1-4-bedroom units.
- v. **Sarah Ford** – What is the price for rent for a one-bedroom unit?
- vi. **Matt Price** - \$900 per month seems comparable to the market in the area.

Motion to approve with conditions listed in staff report by McGee. Second by Ford. Motion passed 7-0.

c. PC20-051-CP SCP Multi-family Concept Plan

- i. **Bryan Sheward** – Kimley Horn 250 E 96th Street – Went over PowerPoint presentation and site with surrounding areas. Noted radio towers will be removed. Currently zoned UB. There will be three buildings and an amenity center with 216 units (number decided after conditions of last BZA meeting). Noted that the extension of Hemlock Drive is part of the project. Natural buffer of trees will stay. Went over traffic study and changes to roads in conjunction with throughfare plan. Gave examples of possible architecture for the buildings.
- ii. **Brittany Garriott** – Staff Report – They do not meet the requirements of the Use Variance for the Concept Plan because of the BZA meeting however at the Development Plan stage they will be required to meet the requirements of the Use Variance. Given that staff is giving a favorable recommendation.

- iii. **Andrew McGee** – Will there be any landscaping on the NE corner of parking to shade the existing residential area?
- iv. **Bryan Sheward** – yes as well as saving current buffer and will show more of this in our Development Plan.

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

d. PC20-052-DP Milhaus Multi-Family Development Plan

- i. **Brad Vogelsmeier** – VP of Milhaus also with Tom Sardelli – Multi-family project just North of the Little League facility. 240 units in 12.25 acres plus retail. Went over PowerPoint elevations.
- ii. **Brittany Garriott** – Staff Report – Staff is giving a favorable recommendation for 240 units on 13.23 acres. Waiver is unfavorable recommend changing of materials.
- iii. **Matt Doublestein** – Asked for more clarification after Staff Report.
- iv. **Brad Vogelsmeier** - Originally selected slate brick but will adjust to red brick to accommodate the 65-overlay request.
- v. **Sarah Ford** – Asked Danny Powers if there were any issue with Indianapolis Road traffic.
- vi. **Danny Powers** – No problems and they will install passing blisters. Would possibly need to be widened in the future.
- vii. **Matt Doublestein** – What is the target market?
- viii. **Brad Vogelsmeier** – Could be for young professionals, families, or empty nesters. Adding in unit desk space pre-covid could attract a wide mis of residents.
- ix. **Andrew McGee** – Will a walking path on Indianapolis Road NW corner be completed?
- x. **Brad Vogelsmeier** – yes, the walking path will extend on both sides.
- xi. **Matt Doublestein** – asked about schools.
- xii. **Brad Vogelsmeier** – Possibility to have 0-10% of students per unit. Have discussed with district.
- xiii. **Matt Doublestein** – What are the options continuing that conversation.
- xiv. **Brad Vogelsmeier** – It is open for discussion, but this is development will have a smaller impact than a single-family home subdivision.
- xv. **Matt Doublestein** – Asked for timeline on retail.
- xvi. **Brad Vogelsmeier** – 2022 after most of the development is complete.

Motion to approve by McGee and does not approve the waiver per staff report. Second by Ford. Passes 6-0. Matt Doublestein abstained vote.

Other Business

Brittany Garriott – Noted that the January meeting will be moved from the 11th to the 19th at 6:30pm virtually.

Announcements

Adjourn

Unanimous vote to adjourn.

7:26 pm

Matt Doublestein, President

Brittany Garriott, Staff