



Meeting Minutes

Whitestown Plan Commission

Date: 09/14/20

Time: 6:30 pm

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

Call to Order

6:35 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

Motion to approve agenda by Taylor. Second by Ford. Motion passes 6-0. (Matt Doublestein did not vote because he was having computer issues.)

Motion to approve 08/10/20 Meeting Minutes by Powers. Second by McGee. Motion passes 6-0. (Matt Doublestein did not vote because he was having computer issues.)

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. PC20-028-DP Fishback Creek Fleet Shop Development Plan

- i. Brad Schrage – asking for waiver for parking and approval of development plan for 15,000 square foot building for fleet shop. Will have approx. 12 employees and 14 parking spaces. They have coordinated with the Boone County Surveyors office.
- ii. Brittany Garriott – Staff report – favorable recommendation for fleet shop and waiver.
- iii. One public comment was asked if this was a BZA decision.
- iv. Brittany Garriott – No they are submitting through concept and development plan.

Motion to approve development plan and waiver by Ford. Second by Taylor. Motion passed 7-0.

b. PC20-034-ZA Commerce Park East Zone Amendment

- i. Brian Tuohy 50 South Meridian presenting with Bryan Sheward from Kimley Horn. Requesting rezone on behalf of Strategic Capital who has previously developed in this area. The comprehensive plans show light industrial or commercial. They are requesting I1 zoning. These buildings would be used for warehouse distribution. S of 500 the buildings facing residential will have dock doors facing inside and not out. Strategic Capital as agreed to dedicate 130 feet of right of way helping the Town throughfare plan. They have also agreed to a fence for extra screening to the residents. Matches zoning o surrounding buildings, road improvements and zoning are compatible with the comprehensive plan.
- 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 and Thoroughfare plans. We have met many times to go over buffer yard that is given for existing residential.
- iii. Jason Donkersloot – 5932 Crowley Parkway – Noted that he does not agree that this follows the comprehensive plan. Concerned about light and sound pollution and asked who will maintain the fence.
- iv. Matt Orelup comments – Proximity of warehouses to neighborhood could lower property values. He moved into Edmonds Creek with the understanding of the current zoning. Not happy about large trucks around neighborhood.
- v. Cameron Norman – Will improved roads include a landscape buffer? They do not show a berm along North buildings.
- vi. Kate Topall – Is the plan to keep semi traffic on Perry Worth or Main Street?

- vii. Brian Tuohy – Agreed that comp plan is split between Industrial and Commercial. Asking for change to I1 because it is unclear of what it can exactly be used for. Committed that the petitioner would maintain the fence. Went back to PowerPoint and showed road improvements to allow for semi traffic. 575 and 500 will include shared use path and sidewalks. They will have landscape plan and fence at development plan.
- viii. Sarah Ford – Is there any more detail on the fence?
- ix. Brian Tuohy – Not decided yet but would go with staff recommendation.
- x. Matt Doublestein – Lives in Clark Meadows. Fence is East of roadway will it block sound and light?
- xi. Andrew McGee – What is the reason for this rezone?
- xii. Brian Tuohy – When you look at PUD ordinance this is between two different areas. It is not clear that this would be allowed, and we are seeking rezone to the same as the area to the West.
- xiii. Bryan Sheward – Distribution warehouse is mentioned but confusing on what is allowed.
- xiv. Andrew McGee – Is it because of maximum height and other things allowed?
- xv. Brian Tuohy – Only reason for request is for site zoning classification.
- xvi. Matt Doublestein – Would Town stop traffic coming in and separate at 575/500?
- xvii. Andrew McGee – is the architecture different from the UDO to the PUD?
- xviii. Brittany Garriott – Yes, minimum of three materials in PUD. You can request certain commitments now as WPC.
- xix. Andrew McGee – Only feel comfortable if it is only a reason of is a warehouse allowed or not.
- xx. Brittany Garriott – Are you asking for building height commitment? Exceeds landscape requirement.
- xxi. Andrew McGee – yes, at or exceed Anson PUD guidelines.
- xxii. Sarah Ford – Hearing concerns about the look of a traditional warehouse. Needs to look like a warehouse in the PUD.
- xxiii. Brittany Garriott – Architectural guidelines of PUD as one of your commitments and height requirement.
- xxiv. Sarah Ford – The petitioner must decide if they want to do that?
- xxv. Brian Tuohy – We could agree that the buildings height and other specs be same as the Anson PUD.
- xxvi. Matt Doublestein – Commitments on fencing material. Asked if road improvements would happen if not approved.
- xxvii. Danny Powers – Without this project it would not be possible at this time.
- xxviii. Matt Doublestein – Our vote is not to determine who is in warehouse.
- xxix. Bryan Sheward – Danny and I spoke about fence and location. It can be moved to the East side of the road. We would provide long term maintenance and are open to vinyl or composite material.
- xxx. Matt Doublestein – Sound and light concerns also.
- xxxi. Bryan Sheward – Fence in addition to landscape buffering. Docks are interior to help with noise.
- xxxii. Brittany Garriott – Commitments that will follow guidelines of the Anson PUD as well as fence materials.
- xxxiii. Brian Tuohy – we are fine with that.
- xxxiv. Dave Taylor – Is there a minimum height of the fence?

- xxxv. Brittany Garriott – 6 feet.
- xxxvi. Brittany Garriott – Asked board for height not to exceed 50 feet.
- xxxvii. Andrew McGee – 50 is better than 60.
- xxxviii. Brittany Garriott – Suggested a motion with commitments to follow the PUD, not to exceed 50 feet in height and fence is made of vinyl or wood composite.
- xxxix. John Molitor – This should be submitted in writing prior to the Town Council meeting.
 - xl. Matt Doublestein – Should they come back to WPC.
 - xli. John Molitor – No, it is clear.
 - xl.ii. Brittany Garriott – Make a motion with commitments and get draft of commitments to Town Council.
 - xl.iii. John Molitor – Town council needs for proposal.
 - xl.iv. Matt Doublestein – Additional comment in chat – Why is the trail on the West side rather than the East side?
 - xl.v. Bryan Sheward – It can be moved.
 - xl.vi. Danny Powers – Can wait until development plan for this decision.

Motion by Ford for a favorable recommendation to the Town Council with the commitments that the building will be in the standard of the PUD, it will not exceed 50 feet, the fence will be vinyl, wood or composite, and infrastructure improvements to CR 500 and 575 will be made. Second by Taylor. Motion passed 7-0.

c. Approval of the Whitestown Throughfare Plan Update

- i. Matt Doublestein – are we seeing to make a recommendation on this plan?
- ii. Brittany Garriott – yes, there is not a staff report. You will give a positive or negative recommendation to Town Council.
- iii. Matt Doublestein – question on chat unknown the name – Is it possible to get more information on 500 S and Main Street, specific improvements and roundabouts?
- iv. Danny Powers – Our goal was to identify problem intersections and take a closer look. We are trying to get land dedicated for improvements. At Main and 500 we have two different scenarios that include a light or round about.
- v. Andrew McGee – Circles are the footprint where a roundabout needed?
- vi. Danny Powers – Correct, could be round about or signal.
- vii. Matt Doublestein – question on chat – Have the timelines been updated since 2018?
- viii. Cory Whitesell – Priorities were similar, trying to reserve the space now.
- ix. Cheryl Hancock – 5400 E 300S – Expressed concerns about family historic home and how the addition of a four-lane road was not planned well by the Town. Also own does not have jurisdiction for different areas of the plan.
- x. Matt Doublestein – chat question – How does four lane road effect homes on 575?
- xi. Danny Powers – 575 S of Albert S White does not require land from homeowners on the East side. Improvements to the North only as development happens.
- xii. Jill Conniff – question from chat – Then why change 575 now?
- xiii. Danny Powers – It allows us to plan for future development as it happens.
- xiv. Cory Whitesell – This is a long-range plan for tools as development comes.

- xv. Jill Conniff – question from chat – Is all of 575 corridors paid for by warehouse developers?
- xvi. Danny Powers – we do not have the funds right now.

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

Other Business

a. Discussion Suspension of Rules and Procedures for Rezone Petition PC20-026-ZA

- 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. They must wait one year, and I am meeting with them to see if the plans have changed enough to come back.

b. Whitestown UDO Text Amendments

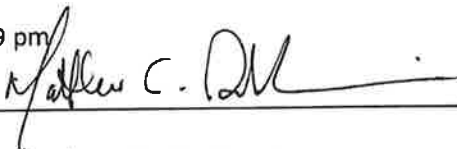
- i. Next month public notice will go out for changes to UDO. Definitions to clarify nursing homes, liquor stores, auto repair. Please be on the look out for the public notice and text amendment at the next meeting.
- ii. John Molitor – It will be mentioned in both local papers, the Current in Zionsville and the Lebanon Reporter.
- iii. Brittany Garriott – We will also update WPC rules and procedures to reflect new newspapers.

Announcements

Adjourn

Unanimous vote to adjourn.

8:29 pm



Matt Doublestein, President



Brittany Garriott, Staff

2/14/20