



# Meeting Minutes

Whitestown BZA

**Date:** March 4, 2021

**Time:** 6:30pm

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

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## Call to Order:

6:33pm

## Pledge of Allegiance

## Roll Call

- Mark Pascarella
- Phillip Snoeberger
- Craig Arthur
- Andrew McGee
  
- Staff:
  - o Brittany Garriott, Town Planner
  - o Jonathan Hughes, WPC/WBZA Attorney

## Member Appointments

Election of officers

*Arthur motion to elect McGee as President and Pascarella as Vice President. Second by Snoeberger. Passes 4-0.*

## Approve Agenda

*Motion to approve agenda and 12-03-20 meeting minutes by Snoeberger. Second by Pascarella. Motion passes 4-0.*

**Public Comment for Items Not on the Agenda- none**

**Presentations- none**

**Unfinished Business- none**

## New Business – Public Hearing

### 1) BZ21-001-VA Ram Tool Variance

- a) **Kent Frandsen** – Presenting for outside storage for Whitestown Crossing Lot 7. 40,000 Square Foot spec building now wanting to be occupied by Ram Tool, a construction supply company that requires outside

storage for some materials. Stated the prior BZA hearing stated that there would be no outside storage at this location, but it has been difficult to find a tenant without having outside storage. Shared presentation showing where storage would be located on site. Committed to installing an 8ft wood fence surrounding Block D. Also agreed to an 8 ft fence bordering Canda Smiths property. Showed example of fence that would be used. Stated that nothing would be stacked above the fence. Storage would only consist of new storage products.

- b) **Jeff Jacob** – He agrees with Kent for the commitments for Canda Smith. 8ft solid fence on NE corner and around Block D, no items above the 8ft mark. They are satisfied with these commitments.
- c) **Brittany Garriott** – Staff Report – Finding of facts, approval of this variance will not be harmful to the community, will not change the character of the area, strict application, does not interfere with the comp plan, other business in the area also use outside storage., stated in UDO that materials are not to exceed fence height.
- d) **John Hughes** – Motion will need to list commitments.
- e) **Mark Pascarella** – Talked about past and protecting the future. Comfortable with conditions and happy that they have come to an agreement with the homeowner. Asked if storage had any environmental concerns.
- f) **Chad Ferguson** – Ram Tool – No environmental concerns. They will store building and concrete materials, wood metal and plastic fencing.
- g) **Mark Pascarella** – Asked about future upkeep of the area and fence, can it be put into commitments that they will maintain? If we will allow fence and it gets destroyed in the future can we revoke the approval?
- h) **Jon Hughes** – You can ask for a condition that it is maintained as well as rely on code enforcement.
- i) **Craig Arthur** – What does a solid fence mean? Want to be perfectly clear on what a solid fence is.
- j) **Greg Dempsey** – Privacy fencing will block most of the light and will the best to maintain. This is not only for screening but also for security.
- k) **Craig Arthur** – Will they be adding more lighting?
- l) **Greg Dempsey** – No.
- m) **Mark Pascarella** – Upkeep and adhere to conditions, would agree to changing original ruling after one year after hearing this discussion.
- n) **Jon Hughes** – Went over conditions again.
- o) **Phillip Snoeberger** – All fencing will be 8ft?
- p) **Jon Hughes** – Yes.
- q) **Brittany Garriott** – UDO Section 3.8 height of outdoor storage, must be completely screened from view, Section 4.3 of UDO, fence standards, fences must be maintained as part of the UDO.
- r) **Mark Pascarella** – Also hazardous waste requirement also?
- s) **Brittany Garriott** – Yes in sections 4.6.
- t) **Mark Pascarella** – Ok just wanted to make sure.
- u) **Jon Hughes** – Do not need to include because that is the law.
- v) **Phillip Snoeberger** – Feels it is reasonable, keeping materials below fencing, is in the best interest of everyone.
- w) **Mark Pascarella** – Not setting a precedence that we will always go back.
- x) **Phillip Snoeberger** – When will they move in?
- y) **Chad Ferguson** – Timeline is 60-90 days. Most of the business is done via delivery. Will have a small showroom, anticipate low traffic.

*Motion by to approve with conditions of a solid wood fence around NE section and Block D, will attach documentation to show stored materials will not be above fence and with the finding of the staff report by Arthur. Second by McGee. Motion passes 4-0.*

**Jon Hughes** – We will circulate document for members to sign.

## **Announcements**

**Brittany Garriott** – There were no submittals for April 1, 2021 hearing, so there will be no meeting due to lack of agenda items.

## **Adjournment**

7:16 pm

*Unanimous vote to adjourn*

DocuSigned by:

*Andrew McGee*

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Andrew McGee, President

DocuSigned by:

*Brittany Garriott*

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Brittany Garriott, Secretary