

WHITESTOWN Meeting Minutes

Whitestown BZA

Date: April 4, 2019

Time: 6:30pm

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

Call to Order:

6:30pm

Pledge of Allegiance

Roll Call

- Sarah Ford
- Bryan McKee
- Bryan Sheward
- Phillip Gordon- **Absent**
- Andrew McGee

- Staff:
 - o Brittany Garriott, Town Planner
 - o John Molitor, PC/BZA Attorney

New Member Appointments

Sarah Ford- Chairman for 2019

Motion by Sheward. Second by McGee. Motion passes 4-0

Bryan Sheward- Vice-Chairman for 2019

Motion by McGee. Second by Ford. Motion passes 4-0

Approve Agenda & Meeting Minutes

- a. April 4th, 2019 Agenda
- b. July 18th, 2018 meeting Minutes
- c. September 6th, 2018 Meeting Minutes

Motion by Sheward. Second by McKee. Motion passes 4 -0 (July 18th, 2018)

Motion by Sheward. Second by Ford. Motion passes 4 -0 (September 6th, 2018)

Public Comment for Items Not on the Agenda- none

Presentations- none

Unfinished Business- none

New Business – Public Hearing

1) Docket BZA18-006-VA Gochenour Sign Variance

1. **Richard Sprague:** JR Promotions, 430 Second Street, Columbus, IN. Gave some history on the sign. They are wanting to update the sign, to a digital billboard. Asking if a they could put a digital face, which would be more appealing, and safer. They will do this in the next year. It would have LED face.
2. **Garriott:** Staff Report- Staff recommends BZA approve Docket # BZA18-006-VA, Gochenour Sign Variance.
3. **Bryan Sheward:** I am assuming, this is similar to South of 334 on the west side of the Highway? No problems with this.
4. **Ford:** I think it will look nice

Motion by Sheward. Second by McGee. Motion passes 4-0

2) Docket BZA19-001-SE Little League Regional HQ

1. **Ben Rawlins:** Odle McGuire and Shook Corporation, 429 N. Pennsylvania St. Suite 202. Petitioner is requesting a Special Exception to allow the Little League Regional HQ, in GB Zoning. There will be one Baseball field, one Softball field, an administration HQ building, Restroom building, gift shop, concessions building and bleachers.
2. **Sarah Ford:** Anyone to speak on this?
3. **Garriott:** We have two requests to speak
4. **Ford:** How long for each person to speak?
5. **Molitor:** Total of 20 minutes. You might want to ask for a show of hands, to see how many people want to speak
6. **Garriott:** I have one other request to speak.
7. **Ford:** Any others wanting to speak on this? Ok, we will do about 5 minutes each.
8. **Kevin Russell:** 6123 Golden Eagle, Whitestown Town Council Member District 5. He stated the Little League HQ will be in the 5th District. He tries to keep in contact with all his constitutes, and has been walking his district, and said it is an election year. His constitutes have told him, they are overwhelming in support of this. Staff has done an excellent job with this. The one concern that has come up, is lighting

Some backyards are going to face the Ball field, and there will be lights. Their concern is the lights will be shining in their bedroom windows, while trying to sleep. Staff has committed to do something about this and wanted to ask, to keep this in the forefront, so this doesn't happen. Again, my constituents are in full support, and Mr. Russell urged Plan Commission to pass this.

9. **Christine Zyes:** 7165 S 650 E. Not opposed or for the project. Had a number of questions for her and her neighbor, who could not be there. Concerns are noise, drainage, what about 650 E? It appears, there will be an outlet at the end of the road, that goes back into the development. That road has not been touched for 30 years. Is it going to be paved? Are Stop lights going to be put up? Who will be answering our questions? This may be a premature. Will there be a change for better or worse? Construction traffic is a concern. The road will not handle it for very long. Street Lights are an issue. Any plans to put street lights on the back portion? Will there be sound barriers? What is going to be the field usage? Will it be just for a certain number of seasons? Time Frame season wise? Will there be a PA System that will be blaring until x number of hours at night? Those are primarily our questions at this point.

10. **Ford:** let's give petitioner a chance to respond to those questions.

11. **Ben Rawlins:** Outlet for the road will be for light trucks- Special events only, twice a year. It will be fenced gated with no public use. Lighting: working with Athletic field lighting manufacture to make sure of no bleed off from the lights as it passes the property line. In addition, they will have landscaping along that edge of the property. Drainage: being taken care of. They will meet Boone County Standards. there will be a storm detention pond on the site and they will regulate the amount of water leaving the site. Street Lights: Will not be adding street lights to the County Road because of there only being two events and will only be used for access by media trucks.

12. **Ford:** Out of curiosity, when are the events?

13. **Nina Johnson:** 3271 Wildlife Trail, Zionsville, she is with Little League, the event dates vary. They have Little League Softball & Baseball Regionals. This Year, Softball Tournament is July 22-26, and the Baseball Tournament is August 2-11. The outlet has access only for light trucks and for emergency vehicles. limited access.

14. **Rawlins:** I am not sure if I have addressed everything.

15. **Sheward:** Only ones I had noted were Construction Traffic and hours of operation. I am assuming that is a code compliance type of thing. May be covered under the nuisance ordinance.

16. **Garriott:** I have some comments on here, that will address the public too.

17. **Rawlins:** We do have someone that knows the hours.

18. **Johnson:** Yes, these are 11-12-year-old kids. There are curfews and do not play late into the evening. Will be a PA System, just like the lights, keep in mind, the lighting & PA Systems are different then what they used to be. The lights are focused on the field, and the PA, is focused on the bleacher area. Not a lot of bleed off. Take all precautions to be good neighbors. These are limited events, and most are scheduled during the day. Based on day light savings time, a lot of lighting is not needed. Will use the lights to help media, so the games will look good on TV.

19. **Ford:** On an average day, at this location, it will be the staff coming in and out?

20. **Johnson:** Yes, we have a full time Staff of 3, so a typical day would have 3 cars. There will also be training for volunteers as well, at different times. Could be 5-10 training events, with about 50 people.

21. **Rawlins:** Construction traffic will be off of Indianapolis Road, not the County Road.

22. Andrew McGee: These items will be worked on as they submit their Development & Concept plans as well?

23. Garriott: Yes, we know lighting is one of the concerns of the public. They are on the edge of the 65 Overlay District and do have specific lighting regulations they have to follow. They will also go through the TAC process, Technical Advisory Committee, that will include a photometric Plan. Staff will look over that plan, to make sure there is no spillage to any adjoining properties. During the TAC Process, they will also be working with Boone County Drainage. They will make sure all drainage is adequate. In regard to access, Public Safety had concerns. They requested Little League have another entrance off of Indianapolis Road, if there are emergencies, they will have access. This road will be gated. No public access.

24. Ford: This is the first step?

25. Garriott: Right, what they are doing here tonight, at BZA, is asking for a Special Exception. The property is zoned General Business, which does allow for recreational use. However, for outdoor recreational facilities, which is what Little League is classified as, they have to get a Special Exception. They will have to go through Plan Commission to get their Development Plan approval for this project. That will look into more and look at specifics of the project.

26. Garriott: Staff Recommends BZA approve Docket Number BZA19-001-SE, Special exception, for Little League Regional Headquarters.

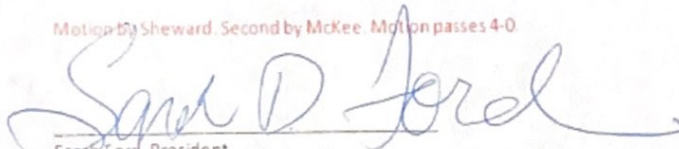
Motion by McGee. Second by McKee. Motion passes 4-0

27. Molitor: There is still Legislation pending for the BZA to take 6 hours of training. If it passes, the Town could probably provide that training in house, without you going somewhere else.

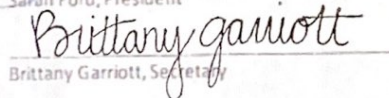
Adjournment

6: 51 pm

Motion by Sheward. Second by McKee. Motion passes 4-0



Sarah Ford, President



Brittany Garriott, Secretary