

# WHITESTOWN Meeting Minutes

Whitestown BZA

**Date:** June 4, 2020

**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:

6:32pm

## Pledge of Allegiance

## Roll Call

- Bryan Sheward
- Mark Pascarella
- Phillip Snoeberger
- Andrew McGee
  
- Staff:
  - o Brittany Garriott, Town Planner
  - o John Molitor, PC/BZA Attorney

## Approve Agenda

Approved

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

**Presentations- none**

**Unfinished Business- none**

## New Business – Public Hearing

### 1) Docket BZA20-001-VA Tractor Supply

- a) **Greg Dempsey:** Innovative Engineering 3961 Perry Blvd. Requesting three variances this evening. First, removal of buffer yard requirement on the North property line to allow for parking. Second, asking for a lower number of parking spaces required less 15 for trailer display. Third, increased height to 30 ft and surface area of 216 sq. ft for increased visibility.
- b) **Brittany Garriott:** Staff report, Staff does not have positive or negative recommendation for the board. We have reviewed and worked with developer regarding the parking spaces and they can be striped in the future. Removing of buffer yard will not impact any other development. We have approved signs in the past such as Good Oil and Whitestown Crossing. How high is building?
- c) **Dave Howicz:** The building is 22 feet high and 29 feet at peak.

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- d) **Jeff Jacob:** Hackman Hulett 1620 W Oak Street representing Canda Smith and Kyle Warmouth. Canda is concerned that the variance will affect her property values.
- e) **Greg Dempsey:** Intensity of use and traffic was zoned GB many years ago. Indianapolis Road was designed for intense use in this area. Tractor Supply has the lowest traffic volumes for a retail establishment, and they believe that traffic is not an issue.
- f) **Bryan Sheward:** Is the sign internally lit?
- g) **Dave Howicz:** It has an exterior arm that will light the sign from the bottom, up lit.
- h) **Bryan Sheward:** It is as far from the residents as possible. Buffer yard cannot put trees in easement, correct?
- i) **Brittany Garriott –** Yes correct and layout of site.
- j) **Bryan Sheward –** Is there any landscaping at all?
- k) **Greg Dempsey –** Yes, landscaping in parking islands.
- l) **Mark Pascarella –** Was there any outreach to residents?
- m) **Greg Dempsey –** We did not meet with them, felt like we were far enough away.
- n) **Mark Pascarella –** Are we concerned if we allow a larger sign will others ask in the future to go higher?
- o) **Andrew McGee –** We have Loves sign also.
- p) **Brittany Garriott –** Yes Loves and Good Oil were approved.
- q) **Mark Pascarella –** Zoning in area is consistent with commercial, not encroaching on residents.
- r) **Bryan Sheward –** We are not obligated to approve all. It would be hard to see from the highway without this VA. Have we ever talked about a common sign with multiple business names?
- s) **Brittany Garriott –** No, but we have had concerns about multiple signs on 65 in the past.
- t) **Phillip Snoeberger –** Will the sign be lit on both sides or just the 65 side?
- u) **Dave Howicz –** Both sides.
- v) **Phillip Snoeberger –** Is it lit all night?
- w) **Dave Howicz –** On a timer and only lit during business hours.
- x) **Mark Pascarella –** Up lit into the sky.
- y) **Bryan Sheward –** Sign although higher is not a concern it will not look out of context next to building.

*Motion by to approve all three variances McGee. Second by Sheward. Motion passes 4-0.*

### **Announcements**

**Brittany Garriott –** There were no BZA submittals for July.

**John Molitor –** This will probably be our last virtual meeting for this board.

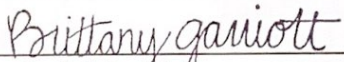
### **Adjournment**

6:59 pm

*Unanimous vote to adjourn*



Andrew McGee, Vice-President



Brittany Garriott, Secretary