

WHITESTOWN Meeting Minutes

Whitestown BZA

Date: December 5, 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

- Bryan Sheward
- Craig Arthur
- Mark Pascarella - *absent*
- Andrew McGee

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

Approve Agenda & Meeting Minutes

- 1) April 4, 2019 and amend request to approve June meeting minutes because the meeting was cancelled.

Motion by Sheward. Second by McGee. Motion passes 3 -0.

Public Comment for Items Not on the Agenda- none

Presentations- none

Unfinished Business- none

New Business – Public Hearing

- 2) Docket BZA19-003-VA WoodSpring Suites

Britany Garriott: Petitioner is not present. Email received today from Duke stating that they did not approve the sign.

John Molitor: Suggestion to table variance.

Motion by Arthur. Second by McGee. Motion passes 3-0

3) Docket BZA19-004-SE Whitestown Crossing Lot 7

Kent Frandsen: Parr Richey Frandsen Patterson Kruse LLP 225 W Main Street, Lebanon. Systems Builder Inc owns multiple buildings in Perry Industrial Park. Builds to own and rent not to flip and they maintain the 3 ½ acre site. Currently zoned GB. This building is going to be 44,000 square feet of office/warehouse space and will likely have 2 – 4 tenants.

Eric Osterhaus: Systems Builders Inc. Stated this will be a low use type of building with 5 – 6 truck doors.

Bryan Sheward: Wanted to know if berm is possible on the South side of the building with the drainage easement requirements.

Eric Osterhaus: Correct, that would not work.

Britany Garriott: There is an existing berm on the West side.

Craig Arthur: Are there other concepts outside of this Special Exception that you are looking for?

Osterhaus: We have had good luck with warehouses in these buildings.

Brittany Garriott: Staff amends previous staff recommendation with conditions of landscaping and approves the Special Exception and that other specifics of the project will go through the TAC and WPC.

Craig Arthur: Would a traffic study be a part of the TAC process?

Brittany Garriott: Stated that it could be and yes if requested. It has been done in this area before at 267 and Indianapolis Rad resulting in the light being put in by INDOT. Stated that the only thing being voted on tonight was the SE and all other details of the plan would be coming later.

Public Requests to Speak

Craig Tiscari: 3270 Paddock Road Saratoga Resident. Asked if the council received a copy of the land usage ordinance and passed out a copy. Went over ordinance and stated that the ordinance was not considered, and he is requesting a fence on the berm. They are not opposed to building, however, do not want a warehouse. Requested that they do not approve special exception.

Larry Willis: 4010 Snaffle Bit Road Saratoga Resident: They are the last person to build in the subdivision and didn't know that warehouses are going around them and are unhappy with the development.

Roger Burris: Attorney 410 Oak Street Zionsville. Speaking on behalf of Smith/Warren who are the property owners to the West and North. Stated that ordinance does not allow with special exception appropriate safeguards to protect residents. Asking for a redesign of the concept plan to allow for buffer.

Kent Frandsen: Stated that this is a single story building not expected to exceed 35 feet. Also, that they are trying to work with the residents.

Jamie Bales: 4045 Snaffle Bit Road Saratoga Resident. Stated that things have changed with the proposal since speaking with Mike Jansen. Original talks did not include this plan and they now think more barriers are needed now that a warehouse is being proposed.

Craig Arthur: Asked if there is an HOA in Saratoga.

Jamie Bales: Stated that there used to be but currently they do not, and they are not interested in starting one.

Joseph Lucket: 4020 Snaffle Bit Road Saratoga Resident. Concerned about construction, safety of water, traffic and property values.

Bryan Sheward: Commented that the general public should be aware of the zoning around a property before purchasing.

Brittany Garriott: Recommends holding an informational meeting with residents.

Craig Arthur: Is the land to the North over drainage area zoned AG?

Brittany Garriott: Yes, zoned AG but occupied residential.

Bryan Sheward: Trying to boil down what it is for the special exception and understand what they are asking for tonight. Also noted that item number four in the commitment has warehouse listed as prohibited.

Brittany Garriott: In our UDO we do have different types of warehouses to include farm (grain) use as well as general warehouse listed. The special exception is warehouse general as listed in UDO. Also stated that for commitment number two they are not in compliance with landscaping. Also recommended holding a neighborhood meeting and for staff to attend.

Craig Arthur: If there is a motion to approve it will be for use, and there would be more that would have to go before WPC.

Bryan Sheward: This is a great lesson in needing to clarify height.

Britany Garriott: Public meeting to be scheduled with residents at the Whitestown Municipal Complex and will send public notice once scheduled.

Bryan Sheward: In his opinion he does not have a problem with the Special Exception if later the details of the plan must go through WPC and the residents.

Motion to approve special exception with addition of resident meeting prior to the WPC meeting Arthur. Second McGee.

Approved 3-0.

Other Business – None

Announcements

- 4) Approval of the 2020 BZA Meeting schedule changes. The January meeting will be held on January 13th in conjunction with the WPC meeting. Changed November 5th to the 12th because of election week.

Motion to approve changes by Sheward. Second by McGee. Approve 3-0.

12-5-11

Adjournment

7:37 pm

Unanimous vote to adjourn.

Andrew McGee

Andrew McGee, Member

Brittany Garriott

Brittany Garriott, Secretary