



Meeting Minutes

*Whitestown Plan Commission*

**Date:** 11/08/21

**Time:** 6:30 pm

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

**Call to Order**

6:30 pm

**Pledge of Allegiance**

**Roll Call**

- Danny Powers
- Dave Taylor
- Steve Milstead - **Absent**
- Andrew McGee
- Matt Doublestein
- Lauren Foley
- Sarah Ford
- Staff:
  - o Brittany Garriott, Planner II
  - o Jonathan Hughes, WPC/WBZA Attorney

**Approval of the Agenda**

*Motion to approve the 10/11/21 meeting minutes by Ford, second by Taylor. Motion passes 6-0.*

**Brittany Garriott** – Items c., d., e., f., j., and l. had public notice issues or need more review and will be continued to next month. Item h. is still working through the Development plan and only the Concept Plan will be heard tonight.

*Motion to continue c., d., e., f., h., j., l., and to next month by Ford. Second by McGee. Motion passes 6-0.*

## 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. PC21-040-DP Hussey Mayfield Public Library

- i. **Hannah Fleck** – JQOL – Presenting Development Plan for a 22,000 square foot library to be located at 6310 Albert S White Dr.
- ii. **Brittany Garriott** – Staff Report – Staff is providing a favorable recommendation for this development plan.
- iii. **Jonathan Hughes** – This was delayed last month for BZA variance hearing that was heard last week.
- iv. **Sarah Ford** – That variance was approved?
- v. **Jonathan Hughes** – Yes, they are requesting more parking spaces than allowed by the UDO, it was approved for 101 parking spaces.

*Motion to approve the Development Plan by McGee. Second by Powers. Motion passes 6-0.*

#### b. PC21-042-PP Walker Square Commercial

- i. **Matt Maple** – HWC Engineering 135 N Pennsylvania Avenue, Indianapolis – Presenting primary plat to split fifteen acres into three separate lots.
- ii. **Brittany Garriott** – Staff Report – Staff is providing a favorable recommendation for this primary plat with one condition that the asphalt walking path needs to be extended to ten feet.
- iii. **John Ptacek** – 4203 Gordman Dr – Would like to know what will be going on these plats. Asked WPC not to vote until they know what they will be building.
- iv. **Ron Gable** – 4101 Gordman Dr – Home backs up to this lot. Asked what will separate his home from the development.
- v. **Jim Guerin** – 4183 Gordman Dr – Home backs up to lot, would like more information in what will be going there.
- vi. **Matt Maple** – At this time we are not prepared with Concept and development plans, at that time we will follow the requirements of the UDO for our GB zoning.
- vii. **Myron El** – 4201 Gordman Dr – Asked why we do not know what will be going there before it will be voted on. Stated that there was a video out tot the public about a park and fire station, but there was no info given about that tonight.
- viii. **Matt Doublestein** – This is only to subdivide the land, which is all that is before us currently for consideration.
- ix. **Sarah Ford** – This is standard protocol. This was rezoned in 2000 as General Business and went over possible uses in this zoning from the staff report. Will ensure they are going by all

standards, but we are not in a position to turn anything down that fits into General Business zoning.

- x. **Andrew McGee** – As mentioned in staff report there are some restrictions. Rezone conditions prohibited gas station, hotel/motel, gun club, and liquor store among other uses.
- xi. **Sarah Ford** – Sometimes it is hard to know before it is developed. As long as they are within the allowed use, they are allowed.
- xii. **Matt Doublestein** – Do you know the information on the buffer?
- xiii. **Brittany Garriott** – They have a couple of options based on the UDO. A landscape buffer of up to fifteen feet wide. Fencing or a berm with vegetation. This would be considered at CP and DP, their landscape plan.
- xiv. **Matt Doublestein** – Can you please describe the condition in your staff report?
- xv. **Danny Powers** – The thoroughfare plan shows 10 ft path, and their plans only had an 8 ft path. We are asking for it to be widened.
- xvi. **Matt Doublestein** – Is that a problem for the petitioner?
- xvii. **Matt Maple** – No it is not a problem; we agree to that.

*Motion to approve with the condition that the walking path is ten feet wide. Second by Ford. Motion passes 6-0.*

#### g. PC21-049-CP Poplar Pediatric Dentistry

- i. **Jonathan Pasyk** – Civil and Environmental consultants, inc. for Poplar Pediatric going to be located at 4736 S Main Street. Going to be a 7,200 Square foot building on 5.4 acres for a pediatric dentist office. It has been rezoned to Local Business. The owners are here to answer any questions.
- ii. **Brittany Garriott** – Staff Report – Staff is providing a favorable recommendation for this concept plan.
- iii. **Laura Aguilon** – via zoom – 6128 Hardwick Dr - It is shown as two-stories. Is that allowed in the UDO, and can you give me other examples of where this is allowed? There was discussion at the rezone about improvements to this intersection. Could those improvements be a condition for approval?
- iv. **Jonathan Pasyk** – The second floor is for office use. It is approx. 2,000 square feet for office use, primary operations will be on the main floor.
- v. **Matt Doublestein** – A site that comes to my mind is the Zionsville Country Vet.
- vi. **Brittany Garriott** – Yes, it is within the PUD. We do not have a lot of businesses that are LB, but this is a unique office that resembles a home with quality materials that fits into the area.
- vii. **Danny Powers** – We asked engineers in October to start the footprint for the roundabout permit. We are working as quickly as we can to work out what the right of way and utilities will look like.
- viii. **Matt Doublestein** – We will see more info at the development plan.
- ix. **Danny Powers** – Correct.
- x. **Sarah Ford** – One of our main concerns was this intersection.
- xi. **Danny Powers** – yes, it is becoming a much busier intersection. There is a lot to consider, and we want to make sure we get this right and will still be working in 20 years down the road.

- xii. **Sarah Ford** – The two-story is not outside of the rules?
- xiii. **Brittany Garriott** – It is not.

*Motion to approve Ford. Second by McGee. Motion passes 6-0.*

**i. PC21-051-CP Shoppes at Anson Outlot 3**

- i. **Chad James** - HWC Engineering – 135 W Pennsylvania St – Proposing 5,000 square foot retail on Outlot 3 East of Koto.
- ii. **Brittany Garriott** – Staff Report – Staff is providing favorable recommendation for Outlot 3.
- iii. **Sarah Ford** – Been there level for a while.

*Motion to approve by Ford. Second by McGee. Motion passes 6-0.*

**k. PC21-053-CP Shoppes at Anson Outlot 4**

- i. **Chad James** – Presenting for Outlot 4 which is East of Outlot 3 for 7,400 square feet of retail.
- ii. **Brittany Garriott** – Staff Report – Staff is providing a favorable recommendation for proposed restaurant retail use on .93 acres.
- iii. **Sarah Ford** – We get questions about what is going to go into these. Can you tell me about what falls within retail use?
- iv. **Chad James** – I cannot specifically say, there is a drive thru on Outlot 4.

*Motion to approve by McGee. Second by Powers. Motion passes 6-0.*

**m. PC21-055-TA Text Amendments to the Whitestown Unified Development Ordinance**

- i. **Jon Hughes** – Text amendments require a public hearing and staff is considered the petitioner for text amendments to our UDO.
- ii. **Brittany Garriott** – Jill has worked hard on putting these together and I will let her present.
- iii. **Jill Conniff** – Read all proposed changes found in the staff report.
- iv. **Matt Doublestein** – Thank you for adding solar and cell towers.
- v. **Sarah Ford** – Who is asked to work on this?
- vi. **Jill Conniff** – Our Planning department staff has worked on updating.
- vii. **Sarah Ford** – Removal of cell towers was good, thank you.

*Motion for favorable recommendation to Town Council for text amendments to the UDO by Ford. Second by McGee. Motion passes 6-0.*

**n. Approval of removing parcels from Parkway West**

- i. **Nathan Messer** – The residences under this TIF are going away due to development and their value is going against the TIF. We are breaking the houses out that have sold to the developer away from the TIF and this was approved by the RDC.
- ii. **Jon Hughes** – Legal impact of the WPC is to determine with long term plans of the Town. RDC are the ones that determine who should be TIFed. You are deciding if it fits within plans.
- iii. **Nathan Messer** – Shared map and went over parcels included.

*Motion for approval by McGee. Second by Ford. Motion passes 6-0.*

**Other Business**

**Announcements**

**Brittany Garriott** – We are updating rules and procedures and will have them for you at the next meeting.

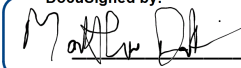
**Jon Hughes** – We will be sending them out for your review.

**Adjourn**

*Unanimous vote to adjourn.*

7:21 pm

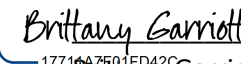
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Matt Doublestein, President

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Brittany Garriott, Staff