



Meeting Minutes

Whitestown Plan Commission

Date: 01/18/22

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
- ☒ Andrew McGee - **Absent**
- ☒ Matt Doublestein
- ☒ Lauren Foley
- ☒ Sarah Ford
- ☒ Staff:
 - Jill Conniff, Planner II
 - Jonathan Hughes, WPC/WBZA Attorney

Election of Officers

Motion to nominate Doublestein as President and McGee as Vice President by Ford. Second by Taylor. Motion passes 6-0.

Approval of the Agenda

Motion to approve the 12/13/21 meeting minutes by Ford, second by Powers. Motion passes 6-0.

Motion to approve agenda and continues item f. by Ford. Second by Taylor. Motion passes 6-0.

Jon Hughes – Made note of public notice issue with new homeowner for item 6. a. and that it had been resolved.

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. PC21-029-ZA Peabody PUD

- i. **Matt Price** – With Dentons representing Pulte Homes. Shared power point presentation going over map of property, concept plan and renderings of proposed homes. Spoke about a 15-foot buffer to Walker Farms with landscaping and went over landscaping renderings. Spoke to right of way improvements to 575 and buffer and landscape to screen 575 from homes. Stated that this area was designed to be between industrial and residential.
- ii. **Jill Conniff – Staff Report** – Staff is providing a favorable recommendation for the Peabody-PUD Rezone Docket PC21-029-ZA. The applicant is proposing to rezone the described area from the General Agriculture (AG) Zone to the Peabody- Planned Unit Development (PUD) Zone in accordance with the Exhibit A Ordinance document. The Whitestown Plan Commission and Town Council shall pay reasonable regard to the five decision criteria when taking action on all rezoning acts. Because this is a legislative act, the Plan Commission can require that certain commitments be made as part of the Rezone action. Staff's recommendation to the Plan Commission finds the Rezone complies with the following requirements in accordance with UDO Section 11.15 I. 1. The proposed rezone is in compliance with the Comprehensive Plan; 2. The proposed rezone is appropriate given the current conditions and the character of current structures and uses in each district; 3. The proposed rezone proposes the most desirable use(s) for which the land in each district is adapted; 4. The proposed rezone conserves property values throughout the Jurisdictional Area; and, 5. The proposed rezone demonstrates responsible development and growth. If Plan Commission provides a favorable recommendation to Town Council, staff recommends the following commitments be included. 1. The applicant and Whitestown Parks Department continue conversations regarding potential park dedication to Town ownership. The future potential park land is generally located northwest of the intersection of Albert S white Drive and CR 575 E and shown on the Concept Plan. 2. Future right-of-way dedication and infrastructure should be coordinated and planned with the Whitestown Public Works staff.
- iii. **Matt Doublestein** – Read two emails from residents Ken Newell and Kevin Young, both spoke at the meeting.
- iv. **Ken Newell** – 609 W Pierce St – Concerned about drainage and proposed pond on his property. Asked how will the water move? Requested that WPC wait until more information is provided on drainage and not approved development.

- v. **Jim Cunningham** – 605 W Pierce St – Spoke about Walker Farms Section 6 and the damage that did to his property.
- vi. **Kevin Young** – 3006 Dusty Sands – Concerned with the thirty homes that this development will abut. Would like larger buffer and possibly a berm.
- vii. **Melissa Malicoat** – 3956 575 E – Lived here for 8 years and witnessed all of the development and has no complaints. Concerned about drainage on 575 and erosion. Would like commercial development to be placed away from her driveway when that development comes.
- viii. **Sarah Shelton** – 350 S – This development will be on three sides of her property, wanted to know the plans for buffering.
- ix. **Matt Price** – Stated that they have worked hard to communicate with the residents, have met with Ken Newell, Melissa Malicoat. There is not a final drainage plan at the rezone stage, but they will be addressed. Commercial piece has not yet been determined. Stated that buffer on East side between Walker Farms they are striving to provide more landscaping than is required.
- x. **Matt Doublestein** – Questions about buffer. Are you including similar plantings in other areas?
- xi. **Matt Price** – Yes, on the West side of 575, landscaping will be in the rear of those. We are not in the development plan stage yet.
- xii. **Sarah Ford** – Drainage questions, understand you are not at that stage yet? WPC makes recommendation for rezones and Town Council has the ultimate say. When will the drainage plan come?
- xiii. **Matt Price** – There will be an engineered drainage plan as part of the platting and development plan stage. The layout by Pulte is laid out based on the land, it has been well thought out based on the land.
- xiv. **Matt Doublestein** – You can't go through the pipeline.
- xv. **Dave Compton** – Our engineers at HWC have developed 9 lakes to capture the water. Pipeline area we are still studying, we think what we have now will work. We will get permission of the pipeline. It may end up being a park. We have to capture all water on our property. We will have more information to come.
- xvi. **Sarah Ford** – About open space, what if it doesn't stay open space? Can it become anything within the PUD? Based on how this is presented, can we say if it doesn't become park, can we say what it becomes?
- xvii. **Dave Compton** – It is in flood plain; Boone County is extremely strict. It is 3 to 1. If I fill an acre of flood plain, I have to create 3 more acres of flood plain storage. It will stay open area. I approached Parks about making this possibly a soccer field. If the Town does not want it? It will stay open one way or the other.
- xviii. **Matt Doublestein** – This can be part of a commitment?
- xix. **Matt Price** – Staff asked us to label as open space or future park. We can make that a commitment tonight.
- xx. **Sarah Ford** – Commercial property in the PUD, these are fairly specific as to what they can be?
- xxi. **Jill Conniff** – Yes similar to MU-COR.
- xxii. **Dave Compton** – We are limited by scale. Neighborhood type feel and will be compatible to what is there and what is coming, will be an amenity to the neighbors.
- xxiii. **Sarah Ford** – Mr. Young is my neighbor; I live on property that backs to this as well. I love it, it is beautiful. We hoped it would remain green space. I personally am not a fan of huge berm, but is it a possibility?

- xxiv. **Matt Price** – We are wanting to keep it open because we do not want to wall off the two neighborhoods. 14 acres on the East side is being dedicated right of way. That with berm is not feasible, that is where the buffer and landscaping came in. This will also allow co-existence between the neighborhoods.
- xxv. **Sarah Ford** – Let the Town know if noise ordinances are not being followed.
- xxvi. **Matt Price** – We addressed that at our neighborhood meeting and intend to be good neighbors.
- xxvii. **Matt Doublestein** – We will get to see more details down the road.
- xxviii. **Danny Powers** – Per the throughfare plan this complies, and they are going above and beyond.
- xxix. **Sarah Ford** – Put drainage as a commitment.
- xxx. **Matt Price** – We are agreeable to that request.
- xxxi. **Jon Hughes** – Add language to minutes proposed zoning commitment.

Motion for favorable recommendation to the Town Council in accordance with the exhibits with the following conditions, the Whitestown Parks Department continue talks with the applicant for potential park dedication to Town ownership, or the area will remain open space. Right of way conditions and that a drainage plan will be presented at next stage by Doublestein. Second by Foley. Motion passes 6-0.

b. PC21-059-CP Westpark Logistics Center

- i. **Blair Carmosino** – Presented PowerPoint slides about Becknell, subject property, and renderings of buildings.
- ii. **Jill Conniff – Staff Report** – Staff is providing a favorable recommendation for the proposed Concept Plan PC21-059-CP.
- iii. **Matt Doublestein** – Asked about property owners.
- iv. **Blair Carmosino** – We have acquired 8 of the homes, 2 are staying.

Motion to approve by Powers. Second by Taylor. Motion passes 6-0.

c. PC21-060-CP and PC21-061-DP Park 130 Building 6

- i. **Liam Sawyer** – from Kimley-Horn – Went over CP and DP, last building in the Park 130, sent over building specs, parking, and drainage. Went over area map and staff report showing approval.
- ii. **Jill Conniff – Staff Report** – The proposed Concept Plan is in compliance with the Unified Development Ordinance. Staff is providing a favorable recommendation for the Park 130 Building 6 Concept Plan Docket PC21-060-CP. The applicant is proposing to develop an approximate 297,639 square foot building footprint for industrial use and associated parking on approximately 15.79 acres.
Staff is providing a favorable recommendation for the Park 130 Building 6 Development Plan Docket PC21-061-DP. The applicant is proposing to develop an approximate 297,639 square foot building footprint for industrial use and associated parking on approximately 15.79 acres. Staff's recommendation to Plan Commission finds the development plan complies with the following requirements in accordance with UDO Section 11.7 E. and approval be granted upon: 1. The proposed Development Plan is in compliance with all applicable development and design standards of the zoning district where the real estate is located. 2. The proposed Development

Plan manages traffic in a manner that promotes health, safety, convenience, and the harmonious development of the community. 3. The applicable utilities have enough capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service to meet the needs to the proposed development.

Motion to approve subject to the findings by Ford. Second by Taylor. Motion passes 6-0.

d. PC21-062-CP Allpoints Anson Building 10

- i. **Michael Pierce** – American Structurepoint - Went over slide show of subject property, site plan and elevations of building. Discussed letter to staff regarding the screening they will provide and showed that exhibit.
- ii. **Jill Conniff** – Staff Report – The proposed Concept Plan is in compliance with the I-65 Anson PUD Ordinance (2004-10). Staff is providing a favorable recommendation for the All Points at Anson Building 10 Concept Plan Docket PC21-062-CP. The applicant is proposing to develop an approximate 605,340 square foot building footprint for industrial use and associated parking on approximately 40.7 acres.
- iii. **Sarah Ford** – Concerned with light pollution spilling over to Walker Farms.
- iv. **Jill Conniff** – Will follow photometric and landscape screening at Development plan, 100% screening will be a requirement.
- v. **Sarah Ford** – Road perspective that we would need help with?
- vi. **Danny Powers** – They can't access 575 directly. They asked to have a future cut, but we are still working on those details. CP left sizeable chunk of ROW for a roundabout proposed at 450 and 575. Between this and building 11 to the south that will have additional ROW to 575. We are trying to access 575. Allpoints Dr. will eventually handle the truck traffic. It is being discussed and a long-term plan.

Motion to approve by Powers. Second by Ford. Motion passes 6-0.

g. Whitestown Patch TIF 2022 Order of Plan Commission

- i. **Jon Hughes** – This has been approved by the RDC. This is to provide for public infrastructure. Determine if the development is in compliance.
- ii. **Danny Powers** – Went over improvements that will come from this TIF. Significant improvements to CR 450, road section that matches Anson Blvd. Signal improvements, pedestrian crossing, and bridge. Lift station and water main extension.

Motion to approve by Powers. Second by Ford. Motion passes 6-0.

h. Whitestown Plan Commission Rules and Procedures Update

- i. **Jon Hughes** – There is no rush, if you have additional questions I can answer, and we can vote on another time.
- ii. **Matt Doublestein** – Removal of public comment on non-agenda items.
- iii. **Jon Hughes** – We have this on our agenda because it is done at other meetings. It is not required. Benefit, it gives people the right to speak. I can go either way; it is up to the Commission.

- iv. Discussion around the board about leaving it with a time limit. There are a couple of times that people do come in to discuss non-agenda items.
- v. **Jon Hughes** – Make change to page 4. And typing error on page 11 and spelling error.

Motion for approval as presented with changes and errors corrected by Ford. Second by Foley. Motion passes 6-0.

Other Business

Announcements

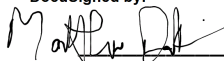
Jill Conniff – Comprehensive Plan open house this Thursday at the Municipal Complex.

Adjourn

Unanimous vote to adjourn.

8:26 pm

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Matt Doublestein, President

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Jill Conniff, Staff