



Meeting Minutes

Whitestown Plan Commission

Date: 02/14/22

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
- Matt Doublestein - **Absent**
- Lauren Foley
- Staff:
 - Jill Conniff, Planning Administrator
 - Brad Dick, WPC/WBZA Attorney

Approval of the Agenda

Motion to approve agenda, continue item b., and combine d. and e., f. and g., and j. and k. by McGee. Second by Foley. Motion passes 5-0.

Motion to approve the 01/18/22 meeting minutes by Powers, second by Taylor. Motion passes 5-0.

Public Comments for Items Not on Agenda N/A

Brian Tuohy – Asked if public notice would be needed for his continued agenda item.

Jon Hughes – Not necessary.

Presentations N/A

Unfinished Business N/A

New Business (Public Hearing)

a. PC21-063-DP AllPoints Anson Building 10

- i. **Michael Pearce** – American Structurepoint – Appeared in January and received approval for the Concept plan. Went over location, site plan, impacts on surrounding roads and elevations. Went over staff comments, screening and diagrams of 6ft fence they will install.
- ii. **Jill Conniff – Staff Report** – Staff is providing a favorable recommendation for the Allpoints at Anson Building 10 Development Plan Docket PC21-063-DP. 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. 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. If Plan Commission makes a motion to approve the Development Plan for Docket PC21-063-DP, staff recommends adding the additional commitment to the motion. 1. The applicant will handle future drainage from CR 575 E and CR 450 S road improvements on site. 2. All Points Drive will be maintained as a private street. 3. Future site access on CR 575 E will need to be reviewed and approved by Public Works. 4. Public Works comments dated February 4 need to be addressed and Drainage Board approval is needed prior to on-site grading.
- iii. **Andrew McGee** – Plan commission can approve this variance?
- iv. **Jill Conniff** – yes.
- v. **Lauren Foley** – What are loading berths and trailer staging areas?
- vi. **Michael Peace** – explained.

Motion to approve with variance as recommended by staff with commitments by staff by McGee. Second by Foley. Motion passes 5-0.

c. PC22-002-CP LPC Whitestown Industrial

- i. **Nick Everhart – American Structurepoint** – Went over slide show of site plan, landscape, photometric and elevations all that comply with ordinance.
- ii. **Jill Conniff – Staff Report** – Staff is providing a favorable recommendation for the LPC Whitestown Industrial PC22-002-CP. The applicant is proposing to develop an approximate 146,280 square foot building footprint for industrial use with associated parking on approximately 9.39 acres. The proposed Concept Plan is in compliance with the Anson Planned Unit Development and applicable UDO Chapters with the exception of the landscaping plan. The applicant is seeking a Variance to the Board of Zoning Appeals and will need to relief before moving forward with the Development Plan.

Motion to approve by Powers. Second by Taylor. Motion passes 5-0.

d. and e. PC22-004-CP and PC22-005-DP Christian Brothers Automotive

- i. **Josh Manion** – Representing Christian Brothers Automotive for a 5,600 square foot building with 9 bays for a high-level auto service business. Went over hours and operations.
- ii. **Jill Conniff** – Staff Report – Staff is providing a favorable recommendation for the Christian Brothers Automotive Development Plan Docket PC22-005-DP. The applicant is proposing to develop an approximate 5,600 square foot building footprint for automotive repair use and associated parking on approximately 0.8 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 with staff findings by Foley. Second by Powers. Motion passes 5-0.

f. and g. PC22-006-CP and PC22-007-DP Giles Building 1

- i. **Jared Wilkerson – American Structurepoint** – Went over site plan, aerial, parking, landscaping and elevations that all comply with the ordinance.
- ii. **Jill Conniff** – Staff Report – Staff is providing a favorable recommendation for the Giles Building 1 Development Plan Docket PC22-007-DP. The applicant is proposing to develop an approximate 400,576 square foot building footprint for industrial use and associated parking on approximately 26.14 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 by Powers. Second by Foley. Motion passes 5-0.

h. PC22-008-DP 65 Commerce Park Building 4 Expansion

- i. **Bryan Sheward – Kimley-Horn** – Went over slides of site plan with proposed expansion, landscape and trees that will be staying on the site. Stated that this is approved by staff.
- ii. **Jill Conniff – Staff report** - Staff is providing a favorable recommendation for the 65 Commerce Park Building 4 Expansion Development Plan Docket PC22-008-DP. The applicant is proposing to expand an existing industrial use by approximately 329,124 square feet building footprint and associated parking on approximately 60.46 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.

- iii. **Andrew McGee** – We recently heard this variance through the BZA with the commitment for the trees to remain and also additional added.

Motion to approve by Foley. Second by Powers. Motion passes 5-0.

i. PC22-009-PP Patch Building 1

- i. **Bryan Sheward – Kimley-Horn** – Went over proposed primary plat and the plans to split the parcel into three lots. Went over public infrastructure improvements that will happen as a result of the project.
- ii. **Jill Conniff – Staff Report** - Staff is providing a favorable recommendation for the Patch Primary Plat Docket PC22-009-PP. The applicant is proposing to subdivide approximately 77.03 acres into three parcels. The proposed Primary Plat is in compliance with the Whitestown Unified Development Ordinance.

Motion for approval as presented with changes and errors corrected by Ford. Second by Foley. Motion passes 5-0.

j. and k. PC22-010-CP and PC22-011-DP Patch Building 1

- i. **Bryan Sheward** – Presented information with the Primary Plat.
- ii. **Jill Conniff – Staff Report** – Staff is providing a favorable recommendation for the Patch Building 1 Development Plan Docket PC22-011-DP. The applicant is proposing to develop an approximate 569,052 square foot building footprint for industrial use and associated parking on approximately 33.79 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.
- iii. **Danny Powers** – This is a good project, and they are adding a pedestrian bridge.

Motion for approval Foley. Second by Taylor. Motion passes 5-0.

I. Whitestown Plan Commission Fee Schedule Update

Jill Conniff - The last item on the agenda is an amendment to the fee schedule. Staff is proposing to add two application types and their associated fees to the Plan Commission application. The amended secondary plat will have a proposed fee of 450 dollars and PUD text amendment will have an associated fee of \$300. Based on research these fees are in line with other jurisdictions.

These application types are being put in place to meet requirements of the UDO. The town has numerous planned unit developments and if a developer wants to come in and make a change to that document text, they now have an application type to file under. And we have been seeing more and more replats, so instead of charging an application the full secondary plat fee to review, there is now a different category they can apply under that better represents staff review time.

This resolution will go to Town Council, so we do need plan commission to make a recommendation and send on to council for their final approval.

Motion for favorable recommendation by McGee. Second by Powers. Motion passes 5-0.

Other Business

Announcements

Adjourn

Unanimous vote to adjourn.

7:12 pm

Andrew McGee, Vice President

Jill Conniff, Staff