



Meeting Minutes

Whitestown Plan Commission

Date: 03/14/22

Time: 6:30 pm

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

Call to Order

6:34 pm

Pledge of Allegiance

Roll Call

- Danny Powers
- Dave Taylor
- Steve Milstead
- Andrew McGee
- Matt Doublestein
- Lauren Foley
- Phillip Snoeberger
- Staff:
 - Jill Conniff, Planning Administrator
 - Jonathon Hughes, WPC/WBZA Attorney

Approval of the Agenda

Motion to approve the 02/14/22 meeting minutes by McGee, second by Taylor. Motion passes 7-0.

Request of continuance

Scott Krapf – Frost Brown and Todd, Representing Giant Eagle 201 N Illinois Street Indianapolis – Requesting a continuance because their plans have changed, and they want to be sure that the plans will not adversely affect Get-Go.

Jill Conniff – To the best of our knowledge all were noticed. Who receives notices is determined by the County.

Matt Doublestein – Would anyone like to speak?

Dan Reidy – Would like to proceed without continuance.

Motion to move item I. to be after item b. and to combine h. and i. into one presentation by McGee. Second by Foley. Motion passes 7-0.

Public Comments for Items Not on Agenda N/A

Presentations N/A

Unfinished Business N/A

New Business (Public Hearing)

a. PC22-003-DP LPC Whitestown Industrial

- i. **Nick Everhart** – American Structurepoint for LCP Industrial – Went over location and site plan, points of access. Discussed approved variance received and elevations. Noted it passed Concept Plan last month.
- ii. **Jill Conniff** – Staff Report - Staff is providing a favorable recommendation for the LPC Whitestown Industrial Development Plan Docket PC22- 003-DP. The applicant is proposing to develop an approximate 146,280 square foot building footprint for industrial use and associated parking on approximately 9.39 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. **Dan Reidy** – Petitioner with LPC – We have tried to be a good neighbor to the Get-Go and did not hear back from them until last week. Went over drainage logistics and easements.

Motion to approve subject to staff findings by McGee. Second by Snoeberger. Motion passes 7-0.

b. and I. PC22-014-DP and PC22-024-DP Westpark Logistics Center

- i. **Blair Carmosino** – Becknell 2750 E 146th Street Carmel, IN – We are in the final stages and presenting the same plans as the Concept Plan that was approved last month.
- ii. **Jill Conniff** – Staff Report – Staff is providing a favorable recommendation for Westpark Logistics Center Lot 1 Development Plan Docket PC22-014-DP. The applicant is proposing to develop an approximate 737,244 square foot building footprint for industrial use and associated parking on

approximately 55.22 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 the Plan Commission makes a favorable recommendation, staff recommends the following conditions be added: 1. The applicant will construct a sidewalk along CR 475 E and a sidewalk connection from the CR 475 E sidewalk to the site's internal pedestrian network. Locations of the paths to be determined with the Public Works and Planning Departments. 2. Other TAC comments for the Public Works department will need to be addressed before site grading. Staff is providing a favorable recommendation for Westpark Logistics Center Lot 2 Development Plan Docket PC22-024-DP. The applicant is proposing to develop an approximate 182,883 square foot building footprint for industrial use and associated parking on approximately 19.85 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 the Plan Commission makes a favorable recommendation, staff recommends the following conditions be added: 1. The applicant will construct a sidewalk along CR 475 E and a sidewalk connection from the CR 475 E sidewalk to the site's internal pedestrian network. Locations of the paths to be determined with the Public Works and Planning Departments. 2. Other TAC comments for the Public Works department will need to be addressed before site grading. 3. Additionally, the applicant will need to submit a revised landscaping plan that meets the requirements of the UDO before building permits.

- iii. **Matt Doublestein** – With regards to the conditions will they construct a sidewalk?
- iv. **Jill Conniff** – yes.
- v. **Blair Carmosino** – Yes, we agree and are working with Staff.
- vi. **Danny Powers** – Went over presentation on the screen regarding right of way commitment.

Motion to approve PC22-014-DP with the staff findings and will construct pedestrian facility and using the adopted right of way exhibit shown by McGee. Second by Powers. Motion passes 7-0.

Motion to approve PC22-024-DP with the staff findings and will construct pedestrian facility and using the adopted right of way exhibit shown by McGee. Second by Foley. Motion passes 7-0.

c. PC22-015-ZA Patch-Hackett

- i. **Brian Tuohy** – Tuohy, Bailey and Moore 50 S Meridian for Patch LLC. – This currently involves a super voluntary annexation. Went over details location and current zoning. Showed site plan for proposed warehouse.
- ii. **Jill Conniff** – Staff Report – Staff is providing a favorable recommendation for the Patch - Hackett Rezone Docket PC22-015-ZA. The applicant is proposing to rezone the described area from the Boone County General Agriculture (AG) Zone to the Light Industry (I-1) Zone. 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.
- iii. **Ron Wing** – 3463 S 500 E – Against rezone and taking away farmland.
- iv. **Will Jessie** – **3631 S 450 E** – Against rezone and said it would box his family into an industrial zone.
- v. **Brian Tuohy** – Stated that 53 acres mostly flood plain is not good land for farming. Went over slides and how they will provide a buffer for the residences. They are developing 10 of the 53 acres.
- vi. **Matt Doublestein** – Would you make a commitment only to develop 10 acres?
- vii. **Bryan Sheward** – Kimley -Horn – SE line is at an angle of Fishback Creek.
- viii. **Jon Hughes** – Staff report states 10.1 acres and you will need a legal description prior to going before Town Council.
- ix. **Phillip Snoeberger** – The North parcel is split by Fishback Creek, why rezone the whole parcel?
- x. **Brian Tuohy** – The petitioner would like the entire parcel zoned the same.
- xi. **Jon Hughes** – It is not subdivided and would need to be the same zoning.
- xii. **Jill Conniff** – Per the ordinance they will have to provide a buffer.

Motion for a favorable recommendation to the Town Council with staff findings and commitments of 10.1 more or less acres be developed with remaining portion to remain undeveloped upon annexation and providing legal language to prove the acreage. Second by Taylor. Motion passes 7-0.

d. PC22-016-ZA Braun-Smith

- i. **Brian Tuohy** - Tuohy, Bailey and Moore 50 S Meridian for Braun Development – Went over 322-acre site. Went over zoning of surrounding areas and relation to the comprehensive and thoroughfare plans. Road improvements and landscaping berm/fence for the neighbors to the North. Received staff recommendation and would commit to doing a traffic study and providing screening for the neighbors to the North.

- ii. **Jill Conniff** – Staff Report - Staff is providing a favorable recommendation for the Braun - Smith Rezone Docket PC22-016-ZA. The applicant is proposing to rezone the described area from the Medium-density Single-family and Two-family Residential (R-3) and General Agriculture (AG) Zones to the Light Industrial (I-1) Zone. 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. The applicant will need to submit a traffic impact study for further review and work with the Public Works Department to address any concerns outlined in the report.
- iii. **Dawn Semmler** – 4170 E 550 S – Asked which comprehensive plan was being used. Stated there was not reference to the flood plain. Concerned with light and noise pollution, erosion and stated none of the neighbors had been contacted. Asked for an environmental study.
- iv. **David Rochford** – 4075 E 550 S – Has multiple warehouses around his residence already and is against this rezone. Has concerns about his property value and would like to see a berm down 550 S.
- v. **Donna Williams Bengé** – 5855 SR 267 – Owns property adjacent to the site. Asked about the timeline of the project and was there funding for the Ronald Reagan Parkway. Wanted to know what type of development this would be.
- vi. **Tasha Carlisle** – 4100 Whitestown Parkway – What is being done to protect homes on the Southside and their property values.
- vii. **Brian Tuohy** – Many of the questions asked require an engineer to answer. Mr. Sheward will come up to answer. Lighting, screening and barriers will be in the development plans for the different phases of this development. We will not be developing in the foodway areas. The Braun’s are familiar with what is needed to screen, light and landscape requirements.
- viii. **Bryan Sheward** – We acknowledge the FEMA map and understand that White Lick Creek is a protected at a federal level. There is wetland on our site that will be addressed. WE are also aware of the right of way for the Ronald Reagan Parkway. We will comply with the ordinance for lighting and can look at extending the screening but can’t go into the drainage easement.
- ix. **Joh Hughes** – We did receive a zoom chat from Ben Williams asking if a study can be done to understand how this has affected property values in similar areas.
- x. **Phillip Snoeberger** – What is the intended use of this property?
- xi. **Brian Tuohy** – One that would fit into I-1.
- xii. **Andrew McGee** – Is there any information?
- xiii. **Brian Tuohy** – No, not at this point.
- xiv. **Steve Braun** – This will be a long-term project over 4 phases. Stated that they are open to conversations to residents once they get a concept plan in place.

- xv. **Danny Powers** – The Ronald Reagan Parkway line shown now was by Boone County several years ago. Funding for this project is by local jurisdiction depending on boundaries. They would potentially be required to construct connector roads.
- xvi. **Phillip Snoeberger** – Would the petitioner make a condition to work with the neighbors to the South?
- xvii. **Steve Braun** – yes.
- xviii. **Matt Doublestein** – They will also have to abide by the ordinance.
- xix. **Andrew McGee** – Way to go before the Ronald Reagan Parkway, hard to base decision on that.
- xx. **Danny Powers** – The alignment is fairly set by the County.
- xxi. **Andrew McGee** – This is a large area to be developed in phases.
- xxii. **Jon Hughes** – There is a commitment in the staff report regarding right of way and 6-foot berm and fence for motion.
- xxiii. **Dawn Semmler** – This is not about farmland it's because no one reached out to us. Asking form commitment from the petitioner and do not want warehouses.
- xxiv. **Brian Tuohy** – We sent out notice earlier than required with required documents and contact information. Agreed to send notice for meeting prior to next steps.
- xxv. **Phillip Snoeberger** – Will go before Town Council and then to concept and development plan.

Motion to continue by McGee for petitioner to have a community discussion. Second by Foley. Motion passes 7-0.

e. f. and g. PC22-017-ZA, PC22-018-PP and PC22-019-CP Mauer-Wrecks

- i. **Bryan Sheward** – Kimley-Horn – Went over map of location on slides for rezone, site plan for primary plat and mixed-use development for Concept Plan.
- ii. **Jill Conniff** – Staff report - Staff is providing a favorable recommendation for the Mauer - Wrecks Rezone Docket PC22-017-ZA. The applicant is proposing to rezone the described area from the General Business (GB) Zone to the Mixed Use – Commercial, Office, and Residential (MU-COR) Zone. 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. The applicant submitted a traffic impact study and staff is still reviewing the findings. The applicant will need to continue to work the Public Works Department to address any concerns outlined in the report. Staff is providing a favorable recommendation for the Mauer - Wrecks Primary Plat Docket PC22-018-PP. The applicant is proposing to subdivide approximately 96.02 acres into sixteen parcels and blocks and associated right of-way. The proposed Primary Plat is in compliance with the Whitestown Unified Development Ordinance.

Staff is providing a favorable recommendation for the Mauer - Wrecks Concept Plan Docket PC22-019-CP. The applicant is proposing to develop six use types and internal right-of-way. The proposed Concept Plan is in compliance with the Whitestown Unified Development Ordinance. If the associated rezone to MU-COR for the area noted as Residential on the Concept Plan is denied, the applicant will need to resubmit a revised Concept Plan specifically for that area.

- iii. **Roselyn Spurgin** – 6332 Dugan Drive – Does not have an objection to the project if current residents are taken into consideration. Concerned with buffer and if she will have a parking lot behind her home.
- iv. **Greg Gethmann** – 6032 Dugan Drive – Stated that DR Horton set a high expectation and were not honest with the residents. Concerned with light pollution, noise, drainage, security, environmental impact, storm water drainage, asked WPC to get more details.
- v. **Dwayne Rust** – 6124 Dugan Drive – Wanted information on buffer. Concerned with light pollution and safety concerns.
- vi. **7349 Fairlane Drive** – Concerned about existing trees in neighborhood.
- vii. **Brad Vogelsmeier** – Milhaus – Stated that they are the beginning stages of development and share concerns with residents. Went over the concept plan again and stated that they would have a master HOA.
- viii. **Bryan Sheward** – We will follow the ordinance for lighting, and it will not spill over to the residents. We are working with the Boone County Surveyor on drainage.
- ix. **Brad Vogelsmeier** – WE have a significant amount of public open space.
- x. **Matt Doublestein** – Why MU cor instead of residential?
- xi. **Brad Vogelsmeier** – It was decided by staff for MU cor due to multiple types of housing.
- xii. **Andrew McGee** – Agreed that builders can give out incorrect information.
- xiii. **Matt Doublestein** – Environmental studies have been done.
- xiv. **Andrew McGee** – Screening for southern border.
- xv. **Brad Vogelsmeier** – Landscape, berm, fencing are options as well as keeping existing.

Motion for a favorable recommendation for PC22-017-ZA by Snoeberger. Second by Powers. Motion passes 7-0.

Motion to approve PC22-018-PP with staff recommendations by McGee. Second by Snoeberger. Motion passes 7-0.

Motion to approve PC22-01-CP with condition of a neighborhood meeting prior to filing the development plan and including staff recommendations as presented by McGee. Second by Taylor. Motion passes 7-0.

h. and i. PC22-020-CP and PC22-021-DP Park 133

- i. **Bryan Sheward** – Kimley -Horn – Went through slides about site location, and site plan for proposed warehouse as well as plans to replace the bridge for truck traffic. Also included elevations and landscaping plans.
- 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 133

Concept Plan Docket PC22-020-CP. The applicant is proposing to develop an approximate 679,108 square foot building footprint for industrial use and associated parking on approximately 68.75 acres.

Staff is providing a favorable recommendation for the Park 133 Development Plan Docket PC22-021-DP. The applicant is proposing to develop an approximate 679,108 square foot building footprint for industrial use and associated parking on approximately 68.75 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. Wing – 3462 S 500 E – Bridge will be by his property. Concerns with drainage, number of trucks on bridge, trash and screening.
- iv. Larry Siegler – Peterson Company – Location of the bridge was further South originally but after discussions with the Town they have agreed to build the bridge to INDOT standards. The trucks will be going slow.
- v. Bryan Sheward – We are working with the County on drainage, and this will go before the drainage board. There will be screening on the North side and will be increasing landscaping.
- vi. Larry Sigler – WE will add more to screen residents.
- vii. Wing – Has concerns about geothermal.
- viii. Danny Powers – They are also adding a pedestrian pathway.
- ix. Phillip Snoeberger – Will you od a fence or berm for neighbors?
- x. Larry Sigler – I would love to, but we are limited with the drainage easements to what we can do. We will work with our neighbor.

Motion for approval of PC22-020-CP and PC22-021-DP with staff findings by McGee. Second by Foley. Motion passes 7-0.

j. and k. PC22-0022-PP and PC22-023-CP Leo Brown Group

- i. **Matt Price** – With Dentons for Leo Brown Group – Went over site location and project details. They have made revisions after talking to staff. Gave examples of the units and parking needs.
- ii. **Jill Conniff – Staff Report** – Staff is providing a favorable recommendation for the Leo Brown Group and Bridle Oaks Phase 2 Primary Plat Docket PC22-022-PP. The applicant is proposing to subdivide approximately 75.15 acres into seven blocks and parcels and internal right-of-way. The proposed Primary Plat is in compliance with the Whitestown Unified Development Ordinance.

Staff is providing a favorable recommendation for the Leo Brown Group Concept Plan Docket PC22-023-CP. The applicant is proposing to develop a cottage home style multi-family development with associated parking and public and private street network on approximately 21.79 acres. The proposed Concept Plan is in compliance with the Whitestown Unified Development Ordinance and applicable chapters of the Bridle Oaks Planned Unit Development.

Although staff is providing a favorable recommendation, there are concerns with Fire and Public Safety that will need to be addressed before moving forward to Development Plan phase. Additionally, a parking variance will need to be granted to permit the quantity of parking stalls otherwise the site plan will need to be revised to meet the parking requirements of the UDO before moving forward to Development Plan phase.

- iii. **Phillip Snoeberger** – Was the concept plan revised?
- iv. **Steve Milstead** – Yes, it gives us room to move and gives a fire break.
- v. **Bryan Sheward** – We extended Phipps Lane.
- vi. **Steve Milstead** – We asked for this to cut off less hose length.
- vii. **Matt Doublestein** – Went over parking with BZA variance.
- viii. **Dave Taylor** – Is there a plan for playground for families?
- ix. **Bryan Sheward** – East of the clubhouse there is a pocket park and dog park.
- x. **Andrew McGee** – How many bedrooms?
- xi. **Kevin See** – Leo Brown Group – Duplexes are one-bedroom units.
- xii. **Matt Price** – Went over parking changes and there was more parking discussion.
- xiii. **Dave Taylor** – How are we going to permit this development?
- xiv. **Kevin See** – Preference would be to submit one permit for the entire development. We are willing to work with you.
- xv. **Phillip Snoeberger** – These are individual for rent property.
- xvi. **Kevin See** – Correct.

Motion for approval PC22-022-PP with staff findings by McGee. Second by Snoeberger. Motion passes 7-0.

Motion for approval PC22-023-CP with staff recommendation that they have BZA approval or have reduced parking by Snoeberger. Second by Powers. Motion passes 7-0.

Other Business

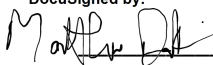
Announcements

Adjourn

Unanimous vote to adjourn.


10:01 pm

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Matt Doublestein, President

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Jill Conniff, Staff