



Meeting Minutes

Whitestown Plan Commission

Date: 04/11/22

Time: 6:30 pm

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

Call to Order

6:341 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 03/14/22 meeting minutes by McGee, second by Milstead. Motion passes 7-0.

Motion to combine d. and e. by Foley. Second by McGee. Motion passes 7-0.

Matt Doublestein – Note also that item f. will be continued until next month.

Public Comments for Items Not on Agenda N/A

Presentations N/A

Unfinished Business N/A

New Business (Public Hearing)

a. PC22-001-ZA Ambrose-Clark

- i. **Brian Tuohy** – 50 S Meridian – Went over slide show for Ambrose industrial site of 110 acres. Requesting rezone 88 acres from PUD to I-1. Went over site plan, surrounding industrial areas and commitments to staff regarding the loading docks.
- ii. **Jill Conniff** – Staff Report - Staff is providing a favorable recommendation for the Ambrose-Clark Rezone Docket PC22-001-ZA. The applicant is proposing to rezone the described area from the Anson-Planned Unit Development (PUD) Zone to the Light Industry (I-1) Zone. The I-65 Corridor Overlay Zone will remain in place as shown on the official zoning map. It is imperative that the proposed industrial uses are scaled and serve as a transition between the potential AnsonPUD uses to the south and the existing industrial uses to the north. Surrounding existing buildings to the west are smaller and proposed buildings to the east are smaller. The potential industrial uses on the subject site should be appropriately massed with buildings to the east and west of the site. 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 conditions be added: 1. Petitioner agrees that for buildings that are constructed adjacent to CR 500 South, there shall be no trailer parking areas between the north façade of the building and CR 500 South and that no loading dock berths shall be located on building facades facing and parallel to CR 500 South. 2. The site shall be developed with not less than two (2) primary buildings of which no single building shall be less than 100,000 square feet in size. 3. Development on the site shall comply with Section 11.8 C. of the I-65 PUD Ordinance (Ordinance No. 2004-10).
- iii. **Matt Doublestein** – Notices were received for the residences?
- iv. **Brian Tuohy** – Yes, Ambrose is working with them.
- v. **Andrew McGee** – Appreciate the design standards.

Motion for a favorable recommendation with conditions as stated in the staff report by McGee. Conditions are three commitments which are buildings are constructed with no docks adjacent to CR 500 S, not less than two primary buildings less than 100,000 square feet in size and development standards of section 11.8 c of the I-65 PUD ordinance. Second by Foley. Motion passes 7-0.

b. PC22-016-ZA Braun-Smith

- i. **Brian Tuohy** – 50 S Meridian Street – Representing Braun Property Development. They were heard in March and have since held a neighborhood meeting with residents that attended that meeting. They are requesting to rezone 382 acres to I-1.
- ii. **Steve Braun** – Went over what was discussed at the neighborhood meeting. Said this would be in four phases, a long-term process over many years. Commitment to residents to provide trails and green space.
- iii. **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.
- iv. **Matt Doublestein** – Noted that Dawn Semmler's letter was received by WPC.
- v. **Brian Tuohy** – This does meet the comp plan, has staff approval, and Semmler comments addressed.
- vi. **Phillip Snoeberger** – Thank you for having the neighborhood meeting.

Motion for a favorable recommendation with commitments as presented and received by the petitioner by McGee. Second by Foley. Motion passes 7-0.

c. PC22-025-ZA Citimark

- i. **Jon Hughes** – My firm does work with Citimark but is not involved with this case.
- ii. **Joe Calderon** – 11 S Meridian for Citimark with Peterson Construction – Requesting a rezone of 96 acres from MF to I-1, land currently going through annexation. Went over slides of site plan and existing surrounding areas and zoning. North piece is a 15-acre buffer to transition and provide buffer for the school as well as provide housing for new industrial jobs in the area. Not covered by the comp plan because land is not yet annexed. Went over history of Citimark.
- iii. **Jill Conniff** – Staff Report – Staff is providing a favorable recommendation for the Citimark Rezone Docket PC22-025-ZA. The applicant is proposing to rezone the described area from the Boone County General Agriculture (AG) Zone to the Light Industry (I-1) and Multi-Family (MF) Zones. The I-

65 Corridor Overlay Zone will remain in place as shown on the official zoning map. 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.

- iv. **Henry Hamilton** – 4323 E 300 S – Stated that his backyard will look at the development. Requested berm with landscape for his home as well as building be less than 400,000 square feet.
- v. **Edward Janeczek** – 4281 E 300 S – Home directly East of this development. Went over concerns for light and noise pollution and requested a berm/screening.
- vi. **Chrissy Vanstewick** – 3342 S 400 E – Owns 88 acres to the East of this property not in Whitestown. Concerned with close proximity to her property as well as the school.
- vii. **Jill Conniff** – They will not have truck access off 400 and will have buffer yard requirements. Loading docks will face North and South. Will have a plan to berm/fence Neighbors as well as the MF zoning.
- viii. **Matt Doublestein** – Have you had conversations about improvements of the intersection for the school?
- ix. **Bryan Sheward** – Kimley-Horn – They have met with Lebanon and dedicated right of way, could be a roundabout.
- x. **Matt Doublestein** – Asked about the type of MF development and amount of volume, concerned with children walking in this area.
- xi. **Bryan Sheward** – It will meet the requirements of MF, that is all I know at this time.
- xii. **Phillip Snoeberger** – Will there be separation of MF and industrial?
- xiii. **Bryan Sheward** – We will follow the UDO.
- xiv. **Matt Doublestein** – To the neighbors, this is not a concept/development plan. Do you feel your concerns were addressed?
- xv. **Hamilton** – Yes, we would like a bigger berm.

Motion for a favorable recommendation to the Town Council with staff reports as presented and adding additional screening and berms for the North line of woods to 300 S in phase one as well as contingent on annexation by Snoeberger. Second by Taylor. Motion passes 7-0.

d. and e. PC22-027-CP and PC22-028-DP Shoppes at Anson North Lot 2

- i. **Brian Cross** – Civil Site Group – Went over site plan for 6,000 square foot building with 3 – 4 tenants for retail. Went over parking, elevations and color pallet.
- ii. **Jill Conniff** – Staff Report - The petitioner is requesting review of a Concept Plan to be known as Shoppes at Anson North Lot 2. The site in question is located on the north side of Mills Drive approximately 920 feet west of the intersection of Mills Drive and Perry Worth in Whitestown. The site is zoned Anson PUD with the I-65 Corridor Overlay. The petitioner is proposing to develop a retail/ commercial strip with associated parking on approximately 0.91 acres. The

applicant and owner is BDC Realty Group, LLC. The petitioner is requesting review of a Development Plan to be known as Shoppes at Anson North Lot 2. The site in question is located on the north side of Mills Drive approximately 920 feet west of the intersection of Mills Drive and Perry Worth in Whitestown. The site is zoned Anson PUD with the I-65 Corridor Overlay. The petitioner is proposing to develop a retail/ commercial strip with associated parking on approximately 0.91 acres. The applicant and owner is BDC Realty Group, LLC.

Motion to approve both concept and development plan by Powers. Second by McGee. Motion passes 7-0.

Other Business

Announcements

Adjourn

Unanimous vote to adjourn.

7:49 pm

Matt Doublestein, President

Jill Conniff, Staff