



Meeting Minutes

Whitestown BZA

Date: April 7, 2022

Time: 6:30pm

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

Call to Order:

6:30pm

Pledge of Allegiance

Roll Call

- Mark Pascarella
- Phillip Snoeberger
- Ken Kingshill
- Craig Arthur - **Absent**
- Andrew McGee

- Staff:
 - o Jill Conniff, Planning Staff
 - o Brad Dick, WPC/WBZA Attorney

Approve Agenda

Motion to approve the agenda and the 03-03-22 meeting minutes by Snoeberger. Second by Pascarella. Motion passes 3-0.

Public Comment for Items Not on the Agenda-

Raphael Ortega – 5412 Maywood Drive – Representing residents of Edmonds Creek concerned with flooding as a result development. Stated that they have had 3 floods since construction began. Wildlife concerns as well. Stated that not all residents received public notice. Stated traffic concerns as a result of construction vehicles.

Andrew McGee – I’m not sure this is the correct path for your request.

Brad Dick – You need to reach out to the proper channel to start your stop order request.

Presentations- none

Unfinished Business- none

New Business – Public Hearing

- a. **BZA22-005-VA Leo Brown Group Parking Variance**
 - i. **Bryan Sheward** –Kimley-Horn and Associates - 250 E 96th Street, Indianapolis - Presenting for Leo Brown Group for project in Bridle Oaks. Went over history of project and last month’s meeting recap. Concept Plan passed WPC this month since out last meeting. Will be going to the Plan Commission this month for the project. It is a single family for rent subdivision. They currently

- exceed allowable parking and have adjusted the plans based off Whitestown Fire Department concerns.
- ii. **Jill Conniff – Staff Report** – Staff recommends the Variance be approved with the following finding of facts: 1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community because: Approval of the variance will not be injurious to the public health, safety, morals, and general welfare because parking is already located on site. The new proposed parking offers proper circulation for safety of pedestrians and vehicle drivers. 2. The use or value of the area adjacent to the property included in the variances will not be affected in a substantially adverse manner because: The use or value of the surrounding area will not be negatively affected if the variance is approved because the area is generally industrial in nature and the proposed parking is located to the rear of the site out of view from the right-of-way. 3. The strict application of the terms of the Ordinance will result in practical difficulties as applied to the property for which the variance is sought because: The ordinance’s maximum parking standard would limit the business’ ability to staff the business for practical operations. The business has been operating on site since the original building was constructed and has an understanding of what it’s employee parking requirements are that are more fine-tuned than the UDO parking table.
 - iii. **Phillip Snoeberger** – Question about Phipps Drive, wanted to know what was going to stop people from parking on street close to their homes.
 - iv. **Bryan Sheward** – This was not intended for on street parking and that would become an enforcement issue. The 24-foot-wide street is not wide enough for street parking.
 - v. **Ken Kingshill** – Did staff consider garages as storage instead of parking?
 - vi. **Bryan Sheward** – If you would take the garages out, we would be below the 2.0. It was discussed with staff because people will ultimately use garages for storage and not parking.
 - vii. **Andrew McGee** – Concerned with going forward, WPC has approved four multi-family without a variance.
 - viii. **Jill Conniff** – The other developments were a different product.
 - ix. **Brad Dick** – Each case stands on its own, not precedent setting.
 - x. **Phillip Snoeberger** – Hung up that we have had four other multi-family that have come in under 2 spaces per unit.
 - xi. **Andrew McGee** – This is still multi-family use.
 - xii. **Leo Brown Representative** – Other developments have not asked because they didn’t need it. This is a unique product, and it is a safety issue to have enough spaces near the residents’ homes. Two spaces per unit is not enough parking.
 - xiii. **Phillip Snoeberger** – Will it be gated?
 - xiv. **Leo Brown Representative** – Yes.
 - xv. **Ken Kingshill** – When you first brought this product was it different?
 - xvi. **Bryan Sheward** – No, it has always been this, but unique, we reached out to staff right away.
 - xvii. **Ken Kingshill** – It is a unique enough product that I don’t think we are going against what was previously approved.

Motion to approve by Kingshill. Second by Snoeberger. Motion passes 3-1.

Announcements

Jill Conniff – Welcome Ken Kingshill to the BZA.

Adjournment

7:07 pm

Unanimous vote to adjourn.

DocuSigned by:

Andrew McGee

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Andrew McGee, President

DocuSigned by:

Jill Conniff

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Jill Conniff, Planning Staff