



## Meeting Minutes

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*Whitestown Plan Commission*

**Date:** 06/13/22

**Time:** 6:30 pm

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

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### Call to Order

6:30 pm

### Pledge of Allegiance

### Roll Call

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

### Approval of the Agenda

**Jim Shinaver** – with Dave Compton for Pulte Homes as well as Platinum Properties for Ellis Acres. We are requesting a second continuance.

*Motion to continue items a. by Snoeberger. Second by Taylor. Motion passes 6-0.*

*Motion to combine c. and d. as well as e. and f. by Snoeberger. Second by Foley. Motion passes 6-0.*

For record c. and d. Snoeberger will not vote due to conflict of interest.

*Motion to approve 04-11-22 and 05-09-22 meeting minutes by Foley. Second by Milstead.  
Motion passes 6-0.*

## Public Comments for Items Not on Agenda N/A

### Presentations N/A

### Unfinished Business N/A

### New Business (Public Hearing)

#### c. and d. PC22-036-PP and PC22-037-CP – Indianapolis Logistics Park NW

- i. **Jon Hughes** – Announced that Phillip Snoeberger would be leaving the hearing due to conflict of interest.
- ii. **Liam Sawyer** – Kimley-Horn – Went over site that was rezoned to I-1 for four spec warehouses. Went over location and aerial. Clarified that it is 110.2 acres and not 100.2 acres as listed in staff report.
- iii. **Jill Conniff** – Staff Report – Staff is providing a favorable recommendation for the Indianapolis Logistics Park NW Primary Plat Docket PC22-036-PP. The applicant is proposing to subdivide approximately 100.2 acres into four parcels and a common area. The proposed Primary Plat is in compliance with the Whitestown Unified Development Ordinance. Staff is providing a favorable recommendation for the Indianapolis Logistics Park NW Concept Plan Docket PC22-037-CP. The applicant is proposing to develop four light industrial buildings with associated vehicle and trailer parking on approximately 87.65 acres. The proposed Concept Plan is in compliance with the Whitestown Unified Development Ordinance and with the conditions made as part of the previous site rezone. A parking variance will be required prior to development plan approval for any building site that does not meet the parking requirements, otherwise the site plan will need to be revised to meet the requirements of the UDO.

*Motion to approve PC22-036-PP by Powers. Second by Foley. Motion passes 6-0.  
Motion to approve PC22-037-CP by Powers. Second by Foley. Motion passes 6-0.*

#### e. and f. PC22-038-CP and PC22-039-DP – IWIS Whitestown Site 1

- i. **Bryan Sheward** – From Kimley-Horn representing IWIS. Went over project specifications of 11-acre site with site plan, parking and landscaping plan. Went over buffer that will be provided for residential neighbors. Showed elevations of the building and noted staff recommendation.
- ii. **Jill Conniff – Staff Report** - Staff is providing a favorable recommendation for the Whitestown Site 1 IWIS Concept Plan Docket PC22-038-CP. The applicant is proposing to develop a building for light industrial manufacturing use and associated parking on approximately 11.32 acres. The proposed Concept Plan is in compliance with the

Whitestown Unified Development Ordinance. The petitioner is requesting review of a Development Plan to be known as Whitestown Site 1 IWIS. The site in question is located on the east side of CR 450 E in Whitestown. The site is zoned Light Industrial (I-1). The petitioner is proposing to develop a building for light industrial manufacturing use and associated parking on approximately 11.32 acres. The applicant and owner are IWIS Drive Systems, LLC.

- iii. **Kyle O'Boyle** – 3473 450 E – Moved to his home two years ago and now surrounded by industrial. Asking for berm from IWIS, concerned about noise. Have tried to sell home but no one wants to purchase with industrial on all sides. Asking for developer and Town to help.
- iv. **Bryan Sheward** – Committed to work with Boyles on fencing and/or trees to the North.
- v. **Andrew McGee** – Will you make it a commitment?
- vi. **Bryan Sheward** – Yes for fence and additional trees.
- vii. **Kyle O'Boyle** – Afraid it is not enough, would like a berm.
- viii. **Bryan Sheward** – Would like to do a berm, but it is not possible with the space available.
- ix. **Phillip Snoeberger** – Suggested homeowner reach out to the assessor's office.

*Motion to approve PC22-038-CP and PC22-039-DP with condition to add fence and trees where property lines meet the residential neighbor. Second by Taylor. Motion passes 6-0.*

## Other Business

### Announcements

Will be emailing out the draft for the Comprehensive Plan, please review and send comments.

Welcome new Planning Administrator Desire Irakoze.

### Adjourn

*Unanimous vote to adjourn.*

7:02 pm

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Andrew McGee, Vice President

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Jill Conniff, Staff