



Meeting Minutes

Whitestown Plan Commission

Date: 08/08/22

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
- Phillip Snoeberger
- Staff:
 - Jill Conniff/Desire Irakoze,
Planning Administrator
 - Jonathan Hughes, WPC/WBZA
Attorney

Approval of the Agenda

Motion to approve the agenda and combine c. and d. by Foley. Second by Taylor. Motion passes 6-0.

Motion to approve 07/11/22 meeting minutes by Snoeberger. Second by Milstead. Motion passes 6-0.

Public Comments for Items Not on Agenda N/A

Presentations N/A

Unfinished Business N/A

Noted continuation of **PC22-029-PP**, **PC22-035-PP** and **PC22-041-ZA**.

New Business (Public Hearing)

a. PC22-049-PP Jackson Run East

- i. **Brett Huff** – With Kimley-Horn for Braun Property Development. Continue development on 75 acres to 277 lots. Staff requested to eliminate cul-de-sac and we eliminated two.
- ii. **Desire Irakoze** – Staff Report - Staff is providing a favorable recommendation for the proposed Primary Plat located on the southeast corner of CR 200 S and CR 700 E in Whitestown for the Jackson Run East development. And read conditions for revised landscape plans.
- iii. **Dave Marlow** – 7010 E 200 S – Just heard about landscaping plan. The entrance is directly across from his home. Stated concerns about road. Worried about property values, landscaping, location of entrance, safety of the school bus and kids.
- iv. **Brett Huff** – Understanding that the entrance is close to his property, stated they must be so far from intersections. Stated that property values will go up with this \$350-400,000 homes in this development. Improvements to 700 are a part of the commitments of the development. Will landscape per UDO.
- v. **Phillip Snoeberger** – Could the entrance be shifted to the East?
- vi. **Brett Huff** – We could look into it but could also potentially affect future development.
- vii. **Danny Powers** – Working with developer on improvements to 700. They will fully construct new road next year.
- viii. **Phillip Snoeberger** – Will you put forward a good faith effort to help the homeowner?
- ix. **Adam Braun** – 1155 Parkways Drive – Yes, we can look into it. Acell and dcell lane will still most likely be on their property but will look at it.
- x. **Dave Marlow** – Spoke about lighting concerns and moving the road.
- xi. **Adam Braun** – Agreed to meet with the homeowner.

Motion to approve PC22-049-PP to include staff recommendations, to meet with the neighbors prior to next approval and to follow landscaping requirements as submitted by Snoeberger. Second by Foley. Motion passes 6-0.

b. PC22-051-DP Citimark Whitestown Park 400

- i. **Bryan Sheward** – From Kimley-Horn – Went over site plan and zoning of the area. Went over slides of the spec building, fencing and landscape plans. They had a site line study done and have met with the neighbors. Went over public infrastructure that is a part of the development and shared elevation renderings.
- ii. **Desire Irakoze** – **Staff Report** - Staff is providing a favorable recommendation for Citimark Whitestown Park 400 Lot 1 Development Plan Docket PC22-051-DP. The applicant is

proposing to develop an approximate 381,174 square foot building footprint for industrial use and associated parking on approximately 24.33 acres. Staff's recommendation to Plan Commission finds the development plan complies with the following requirements in accordance with UDO Section 11.8 E. and approval be granted upon: The proposed Development Plan is in compliance with all applicable development and design standards of the zoning district where the real estate is located. The proposed Development Plan manages traffic in a manner that promotes health, safety, convenience, and the harmonious development of the community. 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: Other TAC comments for the Public Works department will need to be addressed before site grading. Additionally, the applicant will need to submit a revised landscaping plan that meets the requirements of the UDO before building permits.

- iii. **Phillip Snoeberger and Lauren Foley** – Thank you for working with the residents.
- iv. **Desire Irakoze** – Requested updated plans be sent to the planning department.

Motion to approve PC22-051-DP as submitted with commitments by Snoeberger. Second by Foley. Motion passes 6-0.

c. and d. PC22-053-DP and PC22-054-DP Indianapolis Logistics Park NW Building 1 & 2

Phillip Snoeberger left the room due to a conflict of interest.

- i. **Bryan Sheward** – Kimley-Horn – Went over site plan, zoning, and elevations.
- ii. **Jill Conniff** – Staff Report - Staff is providing a favorable recommendation for the Indianapolis Logistics Park NW Building 1 Development Plan Docket PC22-053-DP. The applicant is proposing to develop a building for light industrial use and associated parking on approximately 38.14 acres. Staff's recommendation to Plan Commission finds the development plan complies with the following requirements in accordance with UDO Section 11.8 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. 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. Staff is providing a favorable recommendation for the Indianapolis Logistics Park NW Building 2 Development Plan Docket PC22-054-DP. The applicant is proposing to develop a building for light industrial use and associated parking on approximately 15.16 acres. Staff's recommendation to Plan Commission finds the development plan complies with the following requirements in accordance with UDO Section 11.8 E. and approval be granted upon: The proposed Development Plan is in compliance with all applicable development and design standards of the zoning district where the real estate is located. The proposed Development Plan manages traffic in a manner that promotes health, safety, convenience, and the harmonious development of the community. 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** – Question about rezone commitment about Anson architectural requirements.
- iv. **Jill Conniff** – Yes.

Motion to approve PC22-053-DP by Foley. Second by Taylor. Motion passes 5-0.

Motion to approve PC22-054-DP by Foley. Second by Milstead. Motion passes 5-0.

Other Business

Announcements

Adjourn

Unanimous vote to adjourn.

7:15 pm

Andrew McGee, Vice President

Jill Conniff, Staff