



Meeting Minutes

Whitestown Plan Commission

Date: 09/12/22

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 b. and c. by McGee. Second by Taylor. Motion passes 6-0.

Motion to approve 08/08/22 meeting minutes by Snoeberger. Second by Taylor. Motion passes 6-0.

Public Comments for Items Not on Agenda N/A

Presentations N/A

Unfinished Business N/A

New Business (Public Hearing)

a. PC22-057-ZA Whitelick Creek Industrial Phase 1 Expansion

- i. **John Moore** – Tuohy, Baily, and Moore – Representing Strategic Capitol. Went over 15-acre site location currently zoned AG but surrounded by I-1. Went over Development area 6 of the Comprehensive plan where this site is located. This parcel will become part of the Whitelick Creek Industrial Park. They will be adding a third building to the already approved plans if the ZA is approved. Went over staff recommendations, conditions, and commitments.
- ii. **Jill Conniff – Staff Report** - Staff is providing a favorable recommendation for the White Lick Creek Industrial Expansion Rezone Docket PC22-057-ZA. The applicant is proposing to rezone the described area from the 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 11.16 I.
The proposed rezone is in compliance with the Comprehensive Plan;
Staff finds the proposed rezone is in compliance with the future land use map and goals and objectives stated within the Comprehensive Plan. The applicant is proposing to rezone to light industry where the future land use designations is Light Industrial.
The proposed rezone is appropriate given the current conditions and the character of current structures and uses in each district;
Staff finds the proposed rezone is appropriate because areas to the north, east, and west were recently rezoned to industrial.
The proposed rezone proposes the most desirable use(s) for which the land in each district is adapted;
Staff finds the proposed rezone will provide the most desirable use because adding the additional industrial land will generate a better overall development of the White Lick Industrial Park. The proposed rezone allocates right-of-way for the future Ronald Reagan Parkway.
The proposed rezone conserves property values throughout the Jurisdictional Area; and, Surrounding uses and property values will not be negatively impacted by the rezone. A majority of the surrounding uses are slated for future industrial uses.
The proposed rezone demonstrates responsible development and growth.
Given the surrounding future industrial uses and the future Ronald Reagan Parkway, staff finds the proposed rezone to light industry demonstrates responsible growth. The applicant has gone back to property owners after the initial adjacent rezone out of consideration and to develop a better master planned product.
If Plan Commission provides a favorable recommendation, staff recommends adding the following conditions:

1. The access point referenced in the image below will not be constructed. No curb cuts are permitted along the curve of Road A.
 2. Additional landscaping in accordance with UDO Section 5.6 C., either option 1 or 2, between Road A and the residential use located at 6190 CR 475 E will be provided.
 3. As a condition of approval earlier in 2022, commitments were made for the adjacent property rezone (ORD2022-19). Those commitments will also apply to the site in question when applicable. Those commitments are included herein by reference.
- iii. **Phillip Snoeberger** – Question about types of landscaping regarding condition number 2.
 - iv. **John Moore** – Would have landscape plan per UDO requirements for I-1 abutting residential.

Motion for a favorable recommendation with commitments by staff and accepted by the petitioner by Foley. Second by Snoeberger. Motion passes 6-0.

b. and c. PC22-058-CP and PC22-059-DP 65 Commerce Park Building 7

- i. **Liam Sawyer** – From Kimley-Horn – Went over specs of 286,344 square foot building, where it is located and the site plan.
- ii. **Desire Irakoze – Staff Report** - Staff is providing a favorable recommendation for the Commerce Park 65 Building 7 Concept Plan Docket PC22-058-CP. The applicant is proposing to develop a building for light industrial manufacturing use and associated parking on approximately 16.96 acres. The proposed Concept Plan is in compliance with the Whitestown Unified Development Ordinance. Staff is providing a favorable recommendation for the Commerce Park 65 Building 7 Development Plan Docket PC22-059-DP. The applicant is proposing to develop a building for light industrial manufacturing use and associated parking on approximately 16.96 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 Whitestown Plan Commission approves Docket PC22-059-DP, staff recommends adding the following conditions:
1. Petitioner must submit a shared parking agreement between 65 Commerce Park Buildings 6 and 7 for the parking between the sites to be reviewed and approved by the Town. The shared parking agreement must be submitted prior to building permits.
- iii. **Lauren Foley** – Question about shared parking agreement.
- iv. **Liam Sawyer** – Building 6 and 7 would share parking and our client is agreeable to that.
- v. **Jon Hughes** – If buildings change ownership in the future, they will have the right to access the shared parking.

Motion to approve PC22-058-CP and PC22-059-DP with condition of shared parking as presented by staff and shared parking agreement needs to be presented prior to building permits by Snoeberger. Second by Foley. Motion passes 6-0.

d. PC22-060-CP Fifth Third Bank and Dentist

- i. **Dylan Tarr** – Tarr Group – Went over site plan and commitments worked on the staff.
- ii. **Desire Irakoze** – Staff Report - Staff is providing a favorable recommendation for the 5/3rd Dentist Concept Plan Docket PC22-060-CP. The applicant is proposing to develop a commercial and medical use with associated parking on approximately 1.16 acres. The proposed Concept Plan is in compliance with the Anson Planned Unit Development and applicable UDO Chapters.
- iii. **Jon Hughes** – read email from Aaron Boyle submitted to Plan Commission via email.
- iv. **Phillip Snoeberger** - Are you still working things out?
- v. **Dylan Tarr** – Yes, we agree to move the dumpster based on the email comments to mirror the CVS.
- vi. **Andrew McGee** – Can you address the Marketplace at Anson association?
- vii. **Jill Conniff** – Des calculated parking for restaurant uses and it is adequate. The dumpster can be addressed at the Development Plan stage.
- viii. **Jon Hughes** – Make sure that the dumpster does not take away parking.

Motion to approve PC22-060-CP by Snoeberger. Second by Foley. Motion passes 6-0.

e. PC22-061-DP Eco Infrastructure Solutions Truck Storage

- i. **Jerry Kittle** – Innovative Engineering for Valenti Held – Went over specs for 60X70 storage facility on same site as existing building. All industrial surrounding the site. Went over the site plan for the fully fenced building that will not be visible to the public.
- ii. **Jill Conniff** – Staff Report - Staff is providing a favorable recommendation for the ECO Infrastructure Truck Storage Building Development Plan Docket PC22-061-DP. The applicant is proposing to construct an approximate 4,200 square foot detached building for truck storage where an existing primary structure is located on site on approximately 2.95 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. 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.

Motion to approve PC22-061-DP by Powers. Second by Snoeberger. Motion passes 6-0.

Other Business

Announcements

Jill Conniff

- Town Council approved the comprehensive plan.
- We will be sending UDO amendments for your review for the October agenda.

Adjourn

Unanimous vote to adjourn.

7:08 pm

Andrew McGee, Vice President

Jill Conniff, Staff