



**a. PC22-070-ZA Goode Property**

- i. Brian Tuohy** – 50 S Meridian representing Braun Property Development LLC. Petition to rezone 23-acres to R-4 from AG. Went over site plan and existing surrounding zoning. Went over changes made since the last meeting to include changes to drainage pond and additional access road added and decreased density.

- ii. Desire Irakoze – Staff Report -**

Staff is providing a favorable recommendation for the Goode Property Rezone Docket PC22-070-ZA. The applicant is proposing to rezone the described area from the Agricultural (AG) Zone to High-Density Mixed-Family Residential (R-4) 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.

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 proposed rezone demonstrates compliance with the Comprehensive Plan by meeting the mixed development, transportation and circulation goals, and the development of Special Area 3. The rezone is appropriate given the current conditions by providing a residential use surrounded by other mixed residential uses. The rezone represents the most desirable use by increasing the diversity of housing options within the town limits. The addition of residential use in this area will not harm property values. The rezone demonstrates responsible growth by meeting the increasing demands for various types of housing within Whitestown and being located in an appropriate area.

If Plan Commission provides a favorable recommendation, staff recommends adding the following conditions:

The applicant will provide a multi-use path from Main Street to the southeast portion of the property. The layout and connections to be decided by the Whitestown Parks Department and the petitioner prior to the issuance of permits.

- iii. Pat Howenstine** – 2587 S 650 E – Thank you for recommending the changes at the last meeting. Still has concerns with flooding and new access road. Also concerned about comments that it could be a rental community.
- iv. Brian Tuohy** – Went back over slides showing old flood plain and changes that have been made by engineers to improve that area. Not yet determined if it will be for rent or not. If it is a rental community, they will agree to the same commitments as the Peabody property. Noted changes for screening and buffering as well as mitigating flooding problems.
- v. Phillip Snoeberger** – Appreciate addressing the concern of the second access. How does North entrance interact with neighboring property? More clarification and request of the commitment for the walking path.
- vi. Adam Braun** – Surveying still needs to be done. Center turn lane would extend up to this entrance. Walking path next to Ditch down to the Southeast corner of the property per the commitment.
- vii. Phillip Snoeberger** – Is a berm possible?
- viii. Adam Braun** – Open to it, but not sure about drainage with a berm yet.

- ix. **Andrew McGee** – Decrease of seven units, still feels like too many units.
- x. **Danny Powers** – Second access should be able to function well. Also providing improvements to Main Street and improved drainage.
- xi. **Andrew McGee** – As part of this can we add density is not to go any higher?
- xii. **Steve Unger** – Yes.
- xiii. **Phillip Snoeberger** – Is Prairie Chase PUD?
- xiv. **Jill Conniff** – This is not in a PUD.
- xv. **Phillip Snoeberger** – If it is a rental option how do we capture the same as Peabody?
- xvi. **Steve Unger** – We can read Peabody into the record, or they can make a commitment in writing before it goes to council.
- xvii. **Steve Unger** – Read the three commitments of the Peabody property rental agreement.
- xviii. **Andrew McGee** – Agree to density and Peabody rental commitment.
- xix. **Adam Braun** – Yes.

*Motion for a favorable recommendation with staff recommendation of walking trail, commitment Steve Unger read for rental community and density not to exceed 4.03 units per acre. Second by Powers. Motion passes 5-0.*

### **New Business (Public Hearing)**

#### **a. PC22-074-CP Warhorse Storage**

- i. **Chad Mayes** – with Kimley-Horn. Went over site plan with Perry Worth Road improvements. Showed possible elevation examples. Mentioned staff recommendation.
- ii. **Jill Conniff** – Staff Report - Staff is providing a favorable recommendation for the Warhorse Self Storage Concept Plan Docket PC22-074-CP. The petitioner is proposing to construct a self-storage structure with on-site outdoor storage and associated parking on approximately 3 acres. The proposed Concept Plan is in compliance with the Whitestown Unified Development Ordinance with the exception of the building height. The petitioner has submitted application materials for a Variance to the Board of Zoning Appeals to increase the height of the structure. And has submitted a Primary Plat application to the Plan Commission to subdivide the parcel. These items will need to be approved prior to Secondary Plat and Development Plan approvals, if not the site plan will need to be revised for compliance.
- iii. **Andrew McGee** – Questions about the BZA Variance.
- iv. **Chad Mayes** – Explained they are requesting 44 feet to the BZA, and the UDO allows for 40 feet.
- v. **Phillip Snoeberger** – Commented on how he appreciated the example of the elevations and liked how they looked.

*Motion to approve by Powers. Second by Taylor. Motion passes 5-0.*

**b. and c. PC22-075-CP and PC22-076-DP All Points Anson Building 11**

- i. **Terry Hebert** – With Browning also accompanied by Kimley-Horn. Asked for Staff Report to be put on the screen. Went over location and size of proposed building. Will be providing extra road improvements to 450.
- ii. **Jill Conniff** – Staff Report - Staff is providing a favorable recommendation for the All Points at Anson Building 11 Concept Plan Docket PC22-075-CP. The petitioner is proposing to construct an approximate 626,685 square foot structure for industrial use and associated parking on approximately 35.3 acres. The proposed Concept Plan is in compliance with the Anson PUD and applicable UDO Chapters with the exception of (1) building height, (2) required landscape buffer yard, and (3) eastern trailer parking and loading berth's location. The applicant is seeking Development Standards Modification waivers as part of the Development Plan process. Those waivers will need to be approved or the applicant will need to revise their site plan for compliance.  
Staff is providing a favorable recommendation for the Allpoints at Anson Building 11 Development Plan Docket PC22-076-DP. The petitioner is proposing to construct an approximate 626,685 square foot structure for industrial use and associated parking on approximately 35.3 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.
 If Plan Commission makes a motion to approve the Development Plan for Docket PC22-076-DP, staff recommends adding the additional commitment to the motion.
  - 1. Future site access on CR 575 E will need to be reviewed and approved by Public Works and Planning Departments.
  - 2. Grading for the berm is prohibited from being within the future CR 575 E right-of-way.
  - 3. Drainage Board approval and all stormwater comments need to be addressed prior to site grading and pre-construction meetings with the Town.
  - 4. Any outstanding and future comments from Public Works will need to be addressed prior to construction.
- iii. **Andrew McGee** – Confirmed motions needed with waivers.
- iv. **Andrew McGee** – This is not to exceed 50 feet in height?
- v. **Terry Hebert** – Yes, agree.
- vi. **Danny Powers** – What kind of fence material is allowed per the UDO?
- vii. **Jill Conniff** – There is no requirements in the UDO for materials. You can make it a condition to match what is located in the South.
- viii. **Phillip Snoeberger** – Where is the fence?

- ix. **Terry Hebert** – East side of the pond. Would you prefer a vinyl fence?
- x. **Danny Powers** – Yes.
- xi. **Andrew McGee - Architectural standards of Anson?**
- xii. **Jill Conniff** – Correct.

*Motion to approve PC22-075-CP and PC22-076-DP with staff recommendation as presented and commitment to match fencing to property to South (65 Commerce Park Building 6) by Snoeberger. Second by Powers. Motion passes 5-0.*

*Motion to approve three development standard modification waivers by McGee. Second by Foley. Motion passes 5-0.*

#### **d. PC22-080-TA UDO Chapter 8**

- i. **Jill Conniff** – Went over changes made to Chapter 8 (signage), cleaning up and combined tables to make it easier to understand.

*Motion for a favorable recommendation to Town Council as presented by Snoeberger. Second by Taylor. Motion passes 5-0.*

#### **e. WPC Rules and Procedures Amendments**

- i. **Jill Conniff** – Went over three minor changes made. Application fees would now be approved by WPC, adding about public notice rule, remove public notice sign on sight.
- ii. **Andrew McGee** – Question about zoning sign.
- iii. **Jill Conniff** – Removing for all dockets.
- iv. **Phillip Snoeberger** – Would like to require for rezone.
- v. **Andrew McGee** – I like it for a rezone.
- vi. **Jill Conniff** – Not something we have done, but up to you.
- vii. **Andrew McGee** – For rezone only.

*Motion to approve with Section 8.5 will remain but remove Concept Plan and Development Plan. Second by Snoeberger. Motion passes 5-0.*

### **Other Business**

#### **Announcements**

**Jill Conniff** – Matt Doublestein resigned from the WPC, we appreciate the time and work he put in serving the Commission. Please pass along any names of anyone you may know in the Town that may be interested in serving on the Commission.

## Adjourn

*Unanimous vote to adjourn.*

7:45 pm

DocuSigned by:

*Andrew McGee*

Andrew McGee, Vice-President

DocuSigned by:

*Jill Conniff*

Jill Conniff, Staff