



Meeting Minutes

Whitestown Plan Commission

Date: 01/09/23

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
- Nathan Harris
- Lauren Foley
- Phillip Snoeberger
- Staff:
 - o Jill Conniff, Planning Administrator
 - o Jon Hughes, WPC/WBZA Attorney

Election of Officers

Motion by Foley to nominate Andrew McGee for President. Second by Taylor. Motion passes 7-0.

Motion by Powers to nominate Snoeberger for Vice President. Second by Milstead. Motion passes 7-0.

Approval of the Agenda

Motion to approve the agenda by Snoeberger. Second by Powers. Motion passes 7-0.

Motion to approve the 12-12-22 meeting minutes by Powers. Second By Foley. Motion passes 7-0.

Public Comments for Items Not on Agenda N/A
Presentations N/A
Unfinished Business N/A

a. PC22-081-PP Warhorse Storage

- i. **Chad Mayes** – Kimley-Horn for Warhorse Emmis Storage for the primary plat. Went over location, site map, specs of building and zoning.
- ii. **Jill Conniff** – Staff Report - Staff is providing a favorable recommendation for the Warhorse Storage Emmis Primary Plat Docket PC22-081-PP. The applicant is proposing to subdivide approximately 5.18 acres into two parcels with associated right-of-way and easements. The proposed Primary Plat is in compliance with the Whitestown Unified Development Ordinance and any applicable commitments at this point. If Plan Commission approves the proposed Primary Plat, staff recommends adding the following condition: 1. That access to Lot 2 be restricted whereas no full-access curb cut is permitted on Juniors Way or Perry Worth Road.
- iii. **Phillip Snoeberger** – Question about staff recommendation regarding the restriction on lot 2.
- iv. **Danny Powers** – Spoke about the future round about and need for what was in the staff report.
- v. **Andrew McGee** – Question about gross floor area.
- vi. **Chad Mayes** – 100,013 square feet. Discussion about the difference between the BZA information and what was presented tonight.
- vii. **Jill Conniff** – Verified that BZA was for height and if the square footage was not correct for BZA it was acceptable.
- viii. **Jon Hughes** – Agreed.

Motion to approve PC22-081-PP by Snoeberger. Second by Powers. Motion passes 7-0.

b. Plat Vacation

- i. **Mike Timko** – Kimley Horn – Presenting for a partial plat vacation for a portion of Lot 1 at the Shoppes of Anson North plat. The landowner to the West is acquiring this piece of the plat.
- ii. **Jill Conniff** – Went over procedures of vacation.
- iii. **Andrew McGee** – Had questions about covenants and restrictions and would it be under the Anson PUD.
- iv. **Mike Timko** – It will still be subject to zoning.

Motion to approve partial vacation petition for Shoppes at Anson with staff findings and facts by Snoeberger. Second by Foley. Motion passes 7-0.

New Business (Public Hearing)

Other Business

Announcements

Jill Conniff – Welcome Nathan Harris to the Plan Commission replacing Matt Doublestein.

Adjourn

Unanimous vote to adjourn.

6:49 pm

DocuSigned by:

Andrew McGee

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Andrew McGee, President

DocuSigned by:

Jill Conniff

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Jill Conniff, Staff