



## Meeting Minutes

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### *Whitestown Plan Commission*

**Date:** 02/13/23

**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
- ☒ Nathan Harris
- ☒ Lauren Foley
- ☒ Phillip Snoeberger
- ☒ Staff:
  - Jill Conniff and Desire Irakoze,  
Planning Administrators
  - Jon Hughes, WPC/WBZA  
Attorney

### **Approval of the Agenda**

*Motion to combine a. and b., e. and f. and g. and h. by Snoeberger. Second by Foley. Motion passes 7-0.*

*Motion to approve the 01-09-23 meeting minutes by Foley. Second by Taylor. Motion passes 7-0.*

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

### **Presentations N/A**

## **Parks Master Plan draft presentation – Slideshow presentation by PROS Consulting.**

### **Unfinished Business N/A**

#### **a. and b. PC22-077-CP and PC22-078-DP Gateway Dentist Office**

- i. **Scott Bordenet** – Went over site plan for single story dentist office. Shared elevations and materials. Will have a for lease space as well.
- ii. **Desire Irakoze** – Staff Report – Staff is providing a favorable recommendation for the Gateway Dental Office Development Plan Docket PC22-078-DP. The applicant is proposing to build a 9,674 sq. ft. Dental office and parking on approximately 1.21 acres. Staff is recommending the condition that the petitioner submits a compliant building materials list and colored rendering prior to the issuance of a building permit. 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. **Jon Hughes** – Asked about other uses.
- iv. **Desire Irakoze** – Would have to comply with PUD zoning.
- v. **Andrew McGee** – Question about Gateway connection.
- vi. **Danny Powers** – This will not bring access through.

*Motion to approve with condition of providing materials list and color rendering as requested by staff by Snoeberger. Second by Foley. Motion passes 7-0.*

#### **c. PC23-001-PP Peabody Farms – Continued.**

#### **d. PC23-003-DP Warhorse Storage**

- i. **Liam Sawyer** – Kimley-Horn – Went over stie plan for three story storage facility. Have worked with the TAC team and eliminated the outdoor storage. Shared new footprint and elevations with this change. Stated that all materials meet PUD and I-65 overlay.
- ii. **Jill Conniff** – Staff Report - Staff is providing a favorable recommendation for the Warhorse Self Storage Development Plan Docket PC23-003-DP. The petitioner is proposing to construct a self-storage structure with associated parking on approximately 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: 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 Plan Commission approves the Development Plan, staff recommends adding the following conditions: The applicant will need to submit updated architectural elevations and dumpster enclosure specs prior to building permits. The elevations and enclosure will need to meet the requirements of the UDO.

- iii. **Andrew McGee** – No changes to the variance request?
- iv. **Liam Sawyer** – Correct.
- v. **Jon Hughes** – Asked if petitioner has any problems with TAC comments.
- vi. **Liam Sawyer** – No they do not, working with Danny Powers to finalize.

*Motion to approve with staff conditions to submit updated architectural elevations and dumpster enclosure specifications as well as complete any TAC comments prior to applying for any building permits by Foley. Second by Powers. Motion passes 7-0.*

**e. and f. PC23-004-CP and PC23-005-DP Pre-Born**

- i. **Mike Timko – Kimley Horn** – Proposing two story medical office facility. Went over access with hotel and it has already been master planned for drainage. Showed elevations.
- ii. **Jill Conniff** – Staff Report - Staff is providing a favorable recommendation for the Pre-Born Office Development Plan Docket PC23-005-DP. The petitioner is proposing to construct an office with medical use and associated parking on approximately 1.41 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. **Jon Hughes** – Asked petitioner if they had any problems with the conditions?
- iv. **Mike Timko** – No.
- v. **Andrew McGee** – Is this a permitted use?
- vi. **Jill Conniff** – Yes.
- vii. **Phillip Snoeberger** – Does it have lease space?
- viii. **Mike Timko** – Potential but same type of use.

*Motion to approve with staff conditions of updated elevations are sent to staff with additional square footage and any outstanding TAC comments are addressed by Snoeberger. Second by Taylor. Motion passes 7-0.*

**g. and h. PC23-006-PP and PC23-007-CP The Maddox**

- i. **Brandon Delk** – Went over slides for Primary Plan and Concept Plan, the history of the Golf Club of Indiana, statistics of the land use and how it will be used for this development.

- ii. **Desire Irakoze** – Staff Report - Staff is providing a favorable recommendation for The Maddox Concept Plan Docket PC23-007-CP. The applicant is proposing to build a 400-unit multi-family apartment complex on approximately 32.82 acres. The proposed Concept Plan is in compliance with the Golf Club of Indiana PUD and applicable sections of the Whitestown Unified Development Ordinance.
- iii. **Mark Peters** – Resident of Cardinal Point – Likes the development around Whitestown but not in favor of the design of this development, feels it is too dense.
- iv. **Rosanne Gonzalez** – Resident of Cardinal Point – Not in favor of project, has traffic concerns. Upset with builders and not being honest with buyers.
- v. **Jim Boots**– 7167 Covington Street – Not in favor of development. Had questions about size of units/market rates, how trash will be handled and landscaping and screening.
- vi. **Janine Dinkel** – 7215 Covington Street – Not in favor of development. Concerns for Traders Point School.
- vii. **Leslie Curtis** – Resident of Cardinal Point - Stated that Pulte and Lennar mislead the home buys in the community. Frustrated about address changes.
- viii. **Rene Martin** – Oak Hill Drive – Stated they were lied to by the developers and has traffic concerns.
- ix. **6970 Covington Street** – Concerned about traffic, assumed this would stay a residential golf community. Also concerns about floodway, water and soil. Asked where water will drain.
- x. **John Mill** – 4950 Oak Hill Dr. – No one told him this was going to happen (builder). Has concerns with density and traffic.
- xi. **Brandon Delk** – Stated that Whitestown is one of the fastest growing communities in Indiana and that this type of development is coming. They will have high architectural standards and a mix of 1, 2, 3 bedroom and studio apartments. Projected rent will be from \$1200 – 2150. Went back over site plan and landscaping. Stated that existing trees will be staying and noted their developments typically exceed landscape requirements. They are a family owned company with full time maintenance staff on site. They have worked with staff on traffic concerns and will be dedicating right of way for a roundabout.
- xii. **Phillip Snoeberger** – Question about roads and traffic.
- xiii. **Danny Powers** – The thoroughfare plan identifies a need for a roundabout at Cardinal Point. Golf Club did make improvements but it will need to become a roundabout. We did traffic counts last year and we hope the midpoint will relieve as it is supposed to do when it opens this spring.
- xiv. **Nathan Harris** – Are you willing to meet with the Cardinal Point residents before the Development Plan?
- xv. **Brandon Delk** – Yes, we are happy to do that.
- xvi. **Andrew McGee** – Good idea, this is just a concept plan.
- xvii. **Phillip Snoeberger** – Stated that he has seen good things come from neighborhood meetings and that they need to have one.
- xviii. **Brandon Delk** – We want to be a good neighbor.
- xix. **Jon Hughes** – Went over the difference between concept and development plans. Make sure to get with residents after meeting.
- xx. **Brandon Delk** – Absolutely.

- xxi. **Phillip Snoeberger** – I know that the residents are frustrated with home builders. This is not the first time this has happened. I wish we could hold them more accountable.
- xxii. **Andrew McGee** – I understand as well, a different builder mislead about school districts. This is not a rezone but a permitted use under the PUD from 1999. Work with the developer.
- xxiii. **Nathan Harris** – This is just a concept. Consider breaking up some of the parking.
- xxiv. **Jon Hughes** – read emails – Tony Dinkle and Tony Lawler - To whom it may concern: 48 hours ago I received a notice of proposed apartment complex at the address : South-west and south-east of Whitestown parkway, and south county Rd 525. It's my understanding there is a public hearing today on this matter. Unfortunately, I will not be able to attend. (Disappointed in 2 days' notice) I want to state that I plan to oppose this project and do everything in my power to legally assure this construction project does not happen.
- xxv. **Nathan Harris** – If there is not an HOA, please put up signs.
- xxvi. **Phillip Snoeberger** – Can neighborhood meeting be a condition?
- xxvii. **Jon Hughes** – Yes.
- xxviii. **Lauren Foley** – Can we go back and look at Concept Plan? Unhappy with parking?
- xxix. **Brandon Delk** – This would be done after our meetings at the Development Plan stage.
- xxx. **Phillip Snoeberger** – Question for staff if Concept Plan is approved when would they have to come back again for Concept Plan.
- xxxi. **Jill Conniff** – If the overall layout or density would change. We look mostly at access points and use at CP and they generally would not need to come back.
- xxxii. **Brandon Delk** – The access points will not change.

*Motion to approve PC23-006-PP as presented by staff with conditions of the right of way for the roundabout at the secondary plat phase by Snoeberger. Second by Foley. Motion passes 7-0.*

*Motion to approve PC23-007-CP with the condition for the petitioner to meet with the residents before the development plan and advertise well to reach all homeowners by McGee. Second by Harris. Motion passes 7-0.*

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

### **Other Business**

### **Announcements**

### **Adjourn**

*Unanimous vote to adjourn.*

8:00 pm

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Andrew McGee, President

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Jill Conniff, Staff