



Meeting Minutes

Whitestown Plan Commission

Date: 04/10/23

Time: 6:30 pm

Location: Whitestown Municipal Complex, 6210 Veterans Drive, Whitestown, IN 46075, (317) 769-6557

Call to Order

6:33 pm

Pledge of Allegiance

Roll Call

- ☒ Danny Powers
- ☒ Dave Taylor
- ☒ Steve Milstead
- ☒ Andrew McGee
- ☒ Nathan Harris
- ☒ Lauren Foley - **absent**
- ☒ Phillip Snoeberger
- ☒ Staff:
 - Desire Irakoze, Planning Administrator
 - Jon Hughes, WPC/WBZA Attorney

Approval of the Agenda

Motion to approve the agenda by Snoeberger. Second by Taylor. Motion passes 6-0.

Motion to approve the 03-13-23 meeting minutes by Snoeberger. Second by Powers. Motion passes 6-0.

Public Comments for Items Not on Agenda N/A

Presentations N/A

Unfinished Business N/A

a. PC23-001-PP Peabody Farms West – This item will be continued.

b. PC23-010-ZA 750 South Rezone – This item will be continued.

c. PC23-012-PP Prairie Chase -

- i. **Rick Ellis** – With Weihe Engineers for Adam Braun, Braun Property Development. 24-acre site East of Main Street, rezoned to R-4. Will have 18 buildings with 96 units with 13 acres of open space. Fifty feet of land has been reserved for dedication to the Town for the eventual widening of Main St. Worked with TAC and County Surveyor office.
- ii. **Desire Irakoze** – Staff Report - Staff is providing a favorable recommendation for the Prairie Chase Section 2 Primary Plat Docket PC23-012-PP. The applicant is proposing to subdivide approximately 23.57 acres into 18 townhome buildings with 96 units, trails, and internal right-of-way. The proposed Primary Plat is in compliance with applicable chapters of the Whitestown Unified Development Ordinance. Landscaping will need to meet requirements of the UDO in conjunction with Secondary Plat approval.
- iii. **Pat Howenstine** – 2587 S 650 E – Has concerns with flooding. Stated that existing development has created worse flooding. Concerns with traffic and density. Concerned with path not working and residents walking through her property. Concerns with the number of rental properties and no standards on rentals with the Town.
- iv. **Paul Dimiceli** – 2415 S 650 E – Will there be a buffer, what are the setbacks? Questions about noise and lights. Stated that having this development on 3 sides of his property will lower his property value.
- v. **Richard Michaels** – 2475 S 650 E – Property adjoins his. He wants to understand better where the property line is.
- vi. **Cheryl Hancock** – 5400 E 300 S – What is the easement along 650? 5 feet from Mr. Dimiceli's yard and they have not talked to him.
- vii. **Rick Ellis** – This is in a flood plain and we have been working with the Boone County Surveyors office to mitigate. The requirement of the Surveyor is commitment to construct an open channel through the site. Traffic mentioned, the road is not being changed and is consistent with the Towns thoroughfare plan. Will not require any right of way from residents. Trespassing is a police issue. Landscaping revised primary plat has a plan and has been reviewed by staff. Rentals stipulation was approved as a part of the PUD. Buffer yards are around the entire perimeter of the site. Goode Dr to West Dr connection will be in accordance with the Town standards and we are not encroaching on anyone's property. Lights will have shields and we can adjust if problems occur. We did have done extensive research on the plat and the property lines are correct.
- viii. **Nathan Harris** – When the PUD was passed, what were the rental stipulations and landscaping requirements.
- ix. **Desire Irakoze** – They have gone above the landscape standards.
- x. **Phillip Snoeberger** – Looking at the entrance drive, is the dash line the ROW or edge of the road?
- xi. **Rick Ellis** – From ROW line will be a proposed sidewalk.

- xii. **Phillip Snoeberger** – NE corner measurement?
- xiii. **Rick Ellis** – approx. 5 feet
- xiv. **Nathan Harris** – requested they pull up the landscape plan. Can you adjust the alignment or buffer along the North property line?
- xv. **Rick Ellis** – We would need to ask for concessions from the Town Standards.
- xvi. **Nathan Harris** – Could more landscaping be put in there?
- xvii. **Rick Ellis** – Yes, it is on the plan.
- xviii. **Nathan Harris** – It is only on the corner.
- xix. **Rick Ellis** – Yes, we can add more.
- xx. **Nathan Harris** – What is the Town standard Danny?
- xxi. **Danny Powers** – 27-foot-wide asphalt. But this does not need to be that wide, could be two 11-ft lanes. We do not need the sidewalk on that side.
- xxii. **Andrew McGee** – What about a fence?
- xxiii. **Phillip Snoeberger** – When people are pulling onto Goode Dr, they will have headlights into homes.
- xxiv. **Adam Braun** – Braun Prop Deve – We are more than willing to work with the Town on this corner to put a fence and buffering.
- xxv. **Andrew McGee** – All along those homes.
- xxvi. **Adam Braun** – We did something similar in Jackson Run. Privacy fence.
- xxvii. **Rick Ellis** – Might be into the County easement, would not want fence in the easement.
- xxviii. **Nathan Harris** – the fence would be behind the plantings and not in easement.
- xxix. **Rick Ellis** – Certain kinds of plantings are allowed in the easement.
- xxx. Discussion between commission, petitioner, and attorney about what they would commit to in motion.
- xxxi. **Jon Hughes** – Would need to public notice these changes as a waiver. Get with Mr. Dimiceli and confirm property lines.
- xxxii. **Phillip Snoeberger** – If the established trees fall on Braun Property can you leave as many as possible?
- xxxiii. **Rick Ellis** – We will have to remove some for the drainage issues and buffer yard but will leave any possible.

Motion to approve with the following conditions, first, construction of a privacy fence along the Western border of the property and along the Southern border parallel to Goode Dr second, a resubmitted right of way plan for Goode Dr for public approval to consider waivers for the removal of the sidewalk on the Southern and Western portion of Goode Dr and third, shifting the right of way away from Mr. Dimcelis property by Snoeberger. Second by Harris. Motion passes 6-0.

d. PC23-013-CP Greenview Apartments Phase 2

- i. **Liam Sawyer** – Kimley Horn – With Will Zink from SCP. Went over aerial of project on the former Emmis Broadcasting site. 12.53 acres zoned MU-COR. 188 units as allowed by the ordinance with 3 buildings. Went over the elevations.
- ii. **Desire Irakoze** – Staff Report - Staff is providing a favorable recommendation for Greenview Phase 2 Concept Plan Docket PC23-013-CP. The applicant is proposing to build a 188-unit multi-

family apartment complex on approximately 12.53 acres. The proposed Concept Plan is in compliance with and applicable sections of the Whitestown Unified Development Ordinance. If approved, any outstanding Fire Department comments will need to be addressed at the Development Plan stage.

- iii. **Andrew McGee** – Can you show the existing trees?
- iv. **Liam Sawyer** – As part of previous discussion we are planning to preserve as much of that Eastside buffer as possible.
- v. **Andrew McGee** – Can you show a picture?
- vi. **Liam Sawyer** – A little hard to see but we plan to maintain those trees on the property line. One tree may have to go for the sidewalk connection.
- vii. **Andrew McGee** – The trees opposite Blvd Apts, that's where the building will go?
- viii. **Phillip Snoeberger** – Can the trees on the Southside be maintained.
- ix. **Liam Sawyer** – Some of those trees have been held already and the buffer requirements will stay.
- x. **Andrew McGee** – Is the Eastern edge going to line up with North for the park?
- xi. **Liam Sawyer** – Yes, Green ditch runs through there. Went over aerial again of what would be staying.
- xii. **Phillip Snoeberger** – Eastern edge is a parking garage?
- xiii. **Liam Sawyer** – Yes, garage number 6.
- xiv. **Phillip Snoeberger** – Is this a separate apartment complex?
- xv. **Will Zink** – SCP – We will brand it differently.

Motion to approve by Powers. Second by Taylor. Motion passes 6-0.

e. PC23-014-CP and PC23-015-DP Blue Beacon Truck Wash – This item will be continued.

New Business (Public Hearing)

Other Business

Announcements

Adjourn

Unanimous vote to adjourn.

7:34 pm

DocuSigned by:

Andrew McGee

11F00C1255E92450

Andrew McGee, President

DocuSigned by:

Desire Irakoze

1107235B4A86849F

Desire Irakoze, Staff