



Meeting Minutes

*Whitestown Plan Commission*

**Date:** 07/10/23

**Time:** 6:30 pm

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

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**Call to Order**

6:33 pm

**Pledge of Allegiance**

**Roll Call**

- Danny Powers
- Dave Taylor
- Steve Milstead
- Andrew McGee - **absent**
- Nathan Harris
- Lauren Foley
- Phillip Snoeberger
- Staff:
  - o Desire Irakoze and Jill Conniff,  
Planning Administrators
  - o Steve Unger, WPC/WBZA  
Attorney

**Approval of the Agenda**

*Motion to approve the agenda and combine a. and b. by Powers. Second by Taylor. Motion passes 5-0.*

*Motion to approve the 06-12-23 meeting minutes by Taylor. Second by Harris. Motion passes 5-0.*

Lauren Foley not present at the beginning of the hearing.

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

## Presentations N/A

## Unfinished Business N/A

### a. and b. PC23-014-CP and PC23-015-DP Blue Beacon Truck Wash

- i. **Kent Frandsen** – Par Richey for Blue Beacon. Also with Don Boos, Mike Jansen and Jerry Kittle. Went over the history of Blue Beacon and need for their service in the area. Spoke about need for waiver for door placement and three roads three side, spoke of landscaping plan.
- ii. **Don Boos** – With Blue Beacon, went over history of the Company, divisions of the company, commitment to quality. Will have 50-60 employees starting at \$20 per hour. Went over types of vehicles they serve and layout of the building.
- iii. **Jill Conniff** - Staff is providing a favorable recommendation for the Blue Beacon Truck Wash Concept Plan Docket PC23-014-CP. The petitioner is proposing to construct a truck wash use and associated parking on approximately 3.78 acres. The proposed Concept Plan is in compliance with the UDO, with the exception of the requested Waiver and Variances. Staff is providing a favorable recommendation for the Blue Beacon Truck Wash Concept Plan Docket PC23-015-DP. The petitioner is proposing to construct a truck wash use and associated parking on approximately 3.78 acres. The proposed Development Plan is in compliance with the Concept Plan. *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 of the proposed development.* If the Plan Commission approves the Development Plan, staff recommends adding the following conditions: Signage is not permitted in easements or right-of-way. Representation of signage on the development plan or elevations is not to be misconstrued as an approval. The applicant will need to apply for sign permits through the Building and Planning Departments. A revised photometric plan will need to be submitted and approved prior to scheduling a pre-con meeting. A Secondary Plat Amendment / Replat for the site will need to be recorded prior to building permits. The applicant will need to receive Board of Zoning Appeals approvals, and the outcomes of the Variance requests will need to be incorporated into revised plans and/or elevations, prior to scheduling a pre-con meeting.
- iv. **Nathan Harris** – Asked for the typical wash time.
- v. **Don Boos** – 15-minute average.

*Motion to approve PC23-014-CP by Powers. Second by Taylor. Motion passes 6-0.*

*Motion to approve PC23-015-DP with waiver request and staff recommendation for conditions and with the findings submitted by the petitioner by Snoeberger. Second by Harris. Motion passes 6-0.*

**c. PC23-026-DP Whitelick Creek Commerce Park West Building 2**

- i. **Brian Tuohy** – Went over site plan for 10.15-acre site to build 182,000 square foot building. Noted that the docks will face building 1 and went over the commitments of the rezone of the property.
- ii. **Desire Irakoze** – Staff Report - Staff is providing a favorable recommendation for the White Lick Commerce Park West Building 2 Development Plan Docket PC23-026-DP. The petitioner is in compliance with the commitments associated with the rezone. The petitioner is proposing to construct a 182,564 square foot industrial building with associated parking on approximately 10.15 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. **Phillip Snoeberger** – Thank you for holding neighborhood meeting and keeping commitments.

*Motion to approve by Snoeberger. Second by Foley. Motion passes 6-0.*

**e. PC23-027-PP Ellis Acres**

- i. **Tony Bagato** – With Lennar homes and with Brett Huff from Kimley-Horn. Went over site plan, location, access points, elevations and floor plans.
- ii. **Desire Irakoze** – Staff Report - Staff is providing a favorable recommendation for the Ellis Acres Primary Plat Docket PC23-027-PP. The applicant is proposing to subdivide approximately 9.97 acres into 14 townhome buildings with 65 units, sidewalks, and internal right-of-way. The proposed Primary Plat is in compliance with applicable chapters of the Whitestown Unified Development Ordinance. If the Plan Commission approves the proposed Primary Plat, staff recommends adding the following conditions: Architectural elevations will need to meet the requirements of the Ellis Acres PUD prior to the issuance of a building permit.
- iii. **Phillip Snoeberger** – Question about the walking path on 750 also go down Indianapolis Rd?
- iv. **Tony Bagato** – Explained there was an existing path in the area questioned.
- v. **Nathan Harris** – Will these be for sale?
- vi. **Tony Bagato** – Yes.
- vii. **Phillip Snoeberger** – Question about tree preservation and can existing trees be maintained?
- viii. **Tony Bagato** – The intent is not to touch them.

*Motion to approve with conditions per staff recommendations by Harris. Second by Foley. Motion passes 6-0.*

**New Business (Public Hearing)**

**Other Business**

## Announcements

### Adjourn

*Unanimous vote to adjourn.*

7:22 pm

DocuSigned by:

PHILIP SNOEBERGER

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Philip Snoeberger, Vice-President

DocuSigned by:

Jill Conniff

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Jill Conniff, Staff