



Meeting Minutes

Whitestown Plan Commission

Date: 09/11/23

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

Approval of the Agenda

Jon Hughes – Have a request from a property owner regarding item h. Mr. Sapp has requested a continuance. Stated he just received public notice today. This would only be a recommendation to Council. It was noticed by the newspaper that was all that was required.

Motion to combine d. and e. and f. and g. and approve the agenda by McGee. Second by Harris. Motion passes 5-0.

Motion to approve the 08/14/23 meeting minutes by Snoeberger. Second by Powers. Motion passes 5-0.

Public Comments for Items Not on Agenda N/A

Presentations N/A

Unfinished Business N/A

a. **PC23-033-PP and PC23-034-CP Speed Wagon Truck Parking** – This item was withdrawn.

b. **PC21-046-DP Hoosier to-Go Commitment Modification**

- i. **Rusty Spiars** – Went over reasons for request to hold Certificate of Occupancy until the road is complete and not start construction.
- ii. **Jill Conniff** – Went over pervious Development Plan, location and staff is recommending.
- iii. **Phillip Snoeberger** – Had question about where Spur Street was located and clarified it had to be one hundred percent complete.
- iv. **Rusty Spiars** – Yes.
- v. **Nathan Harris** – Who is responsible for building the road?
- vi. **Rusty Spiars** – Strongbox.
- vii. **Nathan Harris** – What is the timing on the road construction?
- viii. **Rusty Spiars** – Next year.

Motion to approve by Powers. Second by Harris. Motion passes 5-0 favorable.

c. **Prairie Chase Plat Vacation**

- i. **Rick Ellis** – With Weihe for HR Horton. Went over the map and overlap section that is the reason for the vacation.
- ii. **Jill Conniff** – Vacating portion from common area, staff is in favor.
- iii. **Andrew McGee** – Received a letter from Mike Hancock but it was retracted, and the Whitestown Lions Club is on favor of the plat vacation.

Motion to approve by Snoeberger. Second by Harris. Motion passes 5-0.

d. and e. **PC23-035-PP and PC23-036-CP Mann Brothers Friendly Market**

- i. **Todd Starr** – With Starr Associates for Mann Brothers Friendly Market. Went over location, zoning and variance history. Will combine parcels to dedicate right of way. Proposing s 6200 square foot convenience store and gas station. Went over layout of roads and entrances. Noted they will comply with the I-65 overlay.
- ii. **Jill Conniff** – Staff Report - Staff is providing a favorable recommendation for the Friendly Market Mann Brothers Primary Plat Docket PC23-035-PP. The applicant is proposing to combine two existing parcels into one parcel. The proposed Primary Plat is in compliance with applicable chapters of the Whitestown Unified Development Ordinance. The applicant will need to go through the Secondary Plat process to legally plat the combined parcels. Staff is providing a favorable recommendation for the Friendly Market Mann Brothers Concept Plan Docket PC23-036-CP. The applicant is proposing to construct a convenience store gas station with associate fuel stations and parking. The proposed Concept Plan is in compliance with applicable chapters

of the Whitestown Unified Development Ordinance. If the Plan Commission approves the Concept Plan, staff recommends adding the following condition: 1. No overnight semi-truck and/or trailer parking is permitted on site.

- i. **Brad Schweibold** – 3370 S 450 E – Lives on the same road as this development. Requested that existing building come down as soon as possible even if they don't plan to start construction right away.
- ii. **Todd Starr** – Plan to start as soon as they get approvals. Have been waiting for 450 E to be completed.
- iii. **Phillip Snoeberger** – Have a plan at Development Plan for timeline.
- iv. **Andrew McGee** – Is the grass being maintained?
- v. **Todd Starr** – Will let the owner know it needs to be cared for.
- vi. **Todd Barker** – Our code enforcement has been in contact frequently.
- vii. **Phillip Snoeberger** – No issue with not having overnight parking?
- viii. **Todd Starr** – No issue, there is no room.
- ix. **Andrew McGee** – If the commitment is in here can we enforce it?
- x. **Todd Barker** – Correct.

Motion to approve PC23-035-PP by Harris. Second by Powers. Motion passes 5-0.

Motion to approve PC23-036-CP with no overnight parking on site by Harris. Second by Snoeberger. Motion passes 5-0.

f. and g. PC23-040-CP and PC23-041-DP Rego Fix

- i. **Representative from Rego Fix** - asking tonight for approval for addition.
- ii. **Jill Conniff** – Staff Report - Staff is providing a favorable recommendation for the Rego-Fix Concept Plan Docket PC23-040-CP. The applicant is proposing to construct a 12,034 square foot building addition and associated parking to an existing development. The proposed Concept Plan is in compliance with applicable chapters of the Anson Planned Unit Development and Whitestown Unified Development Ordinance. Staff is providing a favorable recommendation for the Rego-Fix Development Plan Docket PC23-041-DP. The applicant is proposing to construct a 12,034 square foot building addition and associated parking to an existing development. *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 of the proposed development.* If the Plan Commission approves the Development Plan, staff recommends adding the following condition: 1. Revised photometric plans that meet the requirements of the PUD and UDO will need to be submitted prior to building permits.

Motion to approve PC23-040-CP and PC23-041-DP by Snoeberger. Second by Powers. Motion passes 5-0.

h. Approval of Whitestown Thoroughfare Plan Updates

- i. **Todd Barker** – Went over proposed changes to plan with exhibits from HWC. Requesting recommendation to Town Council. These are concept level plans as we anticipate development in the future.
- ii. **Jon Hughes** – This is just showing concept. We are not planning to start this as a result of this vote. Will have to work with Zionsville and Town planning for the future.
- iii. **Jim Sapp** – 5645 Castle Creek Indianapolis – Currently his property is in Zionsville, would like to be annexed into Whitestown. Not speaking for or against the update, just requesting more time for review.
- iv. **Cheryl Hancock** – 5400 E 300 S – Concerned about roundabout on 750, have we talked to Zionsville about changes to their jurisdiction?
- v. **Resident** – NW corner of Whitestown Parkway – Worried about the proximity of the road and his property.
- vi. **Todd Barker** – Ronald Regan alignment does not change, has been planned for 20 years. Environmental documents have to be followed and we can't deviate from that.
- vii. **Danny Powers** – Round about at Whitestown parkway and 750 is showing the room we will need. Additional roundabout was taking into consideration the Howard School and cemetery. We have overlapping with Zionsville and will need to coordinate with them.
- viii. **Nathan Harris** – If these move forward what will happen?
- ix. **Danny Powers** – Town would need to identify funding and then purchase any right of way needed.
- x. **Phillip Snoeberger** – Question about how Zionsville coordinates with the plans.
- xi. **Danny Powers** – Work together on comments to incorporate plans, they have been great partners.
- xii. **Phillip Snoeberger** – Understand the need for planning and this is only one way it could potentially work.
- xiii. **Nathan Harris** – Glad there was consideration for the Howard School.

Motion to approve PC23-040-CP and PC23-041-DP by Snoeberger. Second by Powers. Motion passes 5-0.

i. 2024 WPC Calendar Approval

- i. **Jill Conniff** – Went over attached calendar for 2024 calendar.

Motion to approve by McGee. Second by Snoeberger. Motion passes 5-0.

New Business (Public Hearing)

Other Business

Announcements

Adjourn

Unanimous vote to adjourn.

7:23pm

DocuSigned by:

Andrew McGee

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Andrew McGee, President

DocuSigned by:

Jill Conniff

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Jill Conniff, Staff