



Meeting Minutes

Whitestown Plan Commission

Date: 10/09/23

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
- Phillip Snoeberger
- Staff:
 - Desire Irakoze and Jill Conniff,
Planning Administrators
 - Jon Hughes, WPC/WBZA
Attorney

Approval of the Agenda

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

Motion to approve the 09/11/23 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. PC23-048-ZA 7001 S Indianapolis Road

- i. Todd Barker** – Proposed rezone from the Town at 7001 S Indianapolis Road. Went over parcel size and zoning requesting to change to MU-COR and no developments are currently planned. Went over past proposed projects that did not happen. The Comprehensive Plan describes this area as mixed use and another reason for this change. Town Council will make the final adoption.
- ii. Jill Conniff** – Staff Report – Staff is providing a favorable recommendation for the 7001 S Indianapolis Rezone Docket PC23-048-ZA. The Town is proposing to rezone the described area from the Light Industry (I-1) Zone to the Mixed-Use Commercial, Office, and Residential (MU-COR) Zone. The Whitestown Plan Commission and Town Council shall pay reasonable regard to the five decision criteria when taking action on all rezoning acts. Because this is a legislative act, the Plan Commission can require that certain commitments be made as part of the Rezone action. Staff’s recommendation to the Plan Commission finds the Rezone complies with the following requirements in accordance with UDO Section 11.16 I. The proposed rezone is in compliance with the Comprehensive Plan; The proposed rezone is appropriate given the current conditions and the character of current structures and uses in each district. The proposed rezone proposes the most desirable use(s) for which the land in each district is adapted; The proposed rezone conserves property values throughout the Jurisdictional Area; and, The proposed rezone demonstrates responsible development and growth The proposed rezone is in compliance with the Land Use Map in the Comprehensive Plan which designates this area for Mixed Use classification. The proposed rezone meets other goals, objectives, and policies of the Comprehensive Plan including mitigating conflicting land uses and promoting mixed-use developments. The proposed MU-COR zoning district will provide the most desirable use with high exposure to Interstate-65. The surrounding area has varying residential densities and commercial uses; the proposed rezone fits the character of the surrounding area conserving property values. If Plan Commission provides a favorable recommendation, staff recommends adding the following commitments: The following uses are not permitted: Landscape Contractor Automobile Services, Light Auto/Motorcycle/Boat/Light Truck Sales or Rentals Service Station, Local Contractors, Special Trade – General Mini-storage facility Manufacturing, Fabricating, & Assembly - General uses are still permitted. However, they are permitted under the amended limitation which states, ‘the use must be located at least 500 feet from any residential district or residential use. This requirement may be reduced by the Administrator if the applicant can show a smaller separation will have no significant effect on the nearby residential district.’ The existing structure must be removed within 24 months upon receiving rezone approval. The structure is not permitted to remain on site or be incorporated into a future development. Acceleration and deceleration lanes and a passing blister are required in accordance with the Public Works Town Construction Standards.

- iii. **Phillip Snoeberger** – Is this the McLaren site? Would this allow a similar use again?
- iv. **Todd Barker** – Yes and correct it would or similar use.
- v. **Andrew McGee** – The property owner agrees to this?
- vi. **Todd Barker** – They are not opposed to the rezone; we have not heard any feedback regarding the commitments.
- vii. **Andrew McGee** – This is a good thing for the Town. The 24 months to remove the structure?
- viii. **Jill Conniff** – We chose that to give them the time to find a developer or remove themselves.
- ix. **Todd Barker** – Because we are requesting the rezone, we decided to give them a longer period of time.

Motion for favorable recommendation with the staff commitments as presented by Snoeberger. Second by Powers. Motion passes 6-0.

b. PC23-050-TA Whitestown UDO Text Amendments

- i. **Jill Conniff** – Annual update of a few changes. We sent them out a few weeks ago for their review. Went over changes asking to be made.
- ii. **Cheryl Hancock** – 5400 E 300 S – Question about frontage of Big Four Trail – 24 feet minimum lot frontage, if they are substituting that will the businesses and homes be closer to the trail?
- iii. **Jill Conniff** – No the frontage would be on the landlocked parcels that don't have a right of way frontage.
- iv. **Todd Barker** – It is intended that all parcels have public access, this way it will be the trail instead of a street.
- v. **Jon Hughes** – But it does not impact setbacks?
- vi. **Todd Barker** – Correct.

Motion for favorable recommendation as presented by Snoeberger. Second by Foley. Motion passes 6-0.

c. SCP Braun TIF

- i. **Jon Hughes** – When we approve TIF's in the Town they come to you first for compliance with Town development. Showed map of the area, infrastructure related. I would recommend approval of this order. RDC has approved this.
- ii. **Nathan Harris** – Assuming from map that some of this would be related to the future Ronald Regan?
- iii. **Danny Powers** – Correct, the 65-commerce park part of it will be at 475 and Belcher Way that will curve into the new Ronald Reagan. As well as water main and sewer extension.

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

d. Wallys 2023 TIF

- i. **Jon Hughes** – Similar as the last, showed map and RDC has already approved.
- ii. **Danny Powers** – This TIF also has road improvements to connect Perry Worth to Albert S White and swing down through the existing Green cycle site. Additionally, a low-pressure sewer system connected to this site.

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

New Business (Public Hearing)

Other Business

Announcements

Adjourn

Unanimous vote to adjourn.

6:51pm

Andrew McGee, President

Jill Conniff, Staff