



Meeting Minutes

Whitestown Plan Commission

Date: 11/13/23

Time: 6:30 pm

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

Call to Order

6:31 pm

Pledge of Allegiance

Roll Call

- Danny Powers
- Dave Taylor
- Steve Milstead
- Andrew McGee
- Nathan Harris
- Lauren Foley
- Phillip Snoeberger - **Absent**
- Staff:
 - Jill Conniff, Planning Administrator
 - Jacob Antrim, WPC/WBZA Attorney

Approval of the Agenda

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

Motion to approve the 10/09/23 meeting minutes by Foley. Second by Taylor. Motion passes 6-0.

Public Comments for Items Not on Agenda N/A

Presentations N/A

Unfinished Business N/A

a. PC23-055-DP Mann Brothers Friendly Market

- i. **Todd Starr** – Starr Associates for Mann Brothers – Went over specifics of the project, entrances and zoning. Spoke of variance received in 2022 for landscaping. Completed the Primary Plat and Concept Plan in September. All comments have been addressed and they received drainage board approval two weeks ago.
- ii. **Jill Conniff** – Staff Report – Staff is providing a favorable recommendation for the Friendly Market Development Plan Docket PC23-055-DP. The applicant is proposing to construct a 6,200 square foot convenience store gas station with associated fuel stations and parking. 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 condition: No overnight semi-truck and/or trailer parking is permitted on site in accordance with the commitment made with the Concept Plan. Architectural elevations and photometric plans will need to be submitted meeting the requirements of the UDO prior to building permits. Any outstanding TAC comments from the Public Works Department will need to be addressed prior to building permits.
- iii. **Craig Anderson** – 4581 Perry Place, Zionsville – Question about westside drive in relation to lift station.
- iv. **Todd Starr** – Lift station is located across 450 E and is tapped in the middle of our drive.
- v. **Danny Powers** – It is hard to tell from the aerial, might be a little off of the lift station but its close.
- vi. **Todd Starr** – Lift station comes East and is in the middle of our drive.
- vii. **Andrew McGee** – Can we enforce no overnight truck parking?
- viii. **Todd Starr** – We can add notes to the plans to call out no overnight parking.
- ix. **Nathan Harris** – Will there be onsite signage?
- x. **Todd Starr** – Yes, we can add that.

Motion to approve with proposed staff conditions and to include no truck parking signage by Harris. Second by Foley. Motion passes 6-0.

New Business (Public Hearing)

Other Business

Announcements

Adjourn

Unanimous vote to adjourn.

6:42pm

Andrew McGee, President

Jill Conniff, Staff