



Meeting Minutes

Whitestown Plan Commission

Date: 12/11/23

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
- Staff:
 - o Jill Conniff, Planning Administrator
 - o Jacob Antrim, WPC/WBZA Attorney

Approval of the Agenda

Motion to approve the agenda by Snoeberger. Second by Powers. Motion passes 7-0.

Motion to approve the 11/13/23 meeting minutes by Powers. Second by Snoeberger. Motion passes 7-0.

Public Comments for Items Not on Agenda N/A

Presentations N/A

Unfinished Business N/A

- a. **PC23-056-ADP Chick-Fil-A – Continued.**

b. PC23-053-DP Fifth Third Bank

- i. Joe Calderon** – Representing Fifth Third Bank for this out lot within the Anson PUD and I-65 overlay for a bank branch and drive-thru.
- ii. Mara Betti** – With Moody and Nolan also for Fifth Third Bank. Willing to answer any questions.
- iii. Jill Conniff** – Staff Report – Staff is providing a favorable recommendation for the Fifth Third Bank Development Plan Docket PC23-053-DP. The applicant is proposing to construct a bank with associated 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: Architectural elevations will need to be submitted meeting the requirements of the PUD prior to building permits. The applicant will need to provide evidence they have corresponded with the Anson architectural review board or controlling developer prior to building permits. Any outstanding TAC comments from the Public Works Department will need to be addressed prior to building permits.
- iv. Andrew McGee** – Will there be any other tenants?
- v. Joe Calderon** – No, standalone bank branch.

Motion to approve with three proposed staff recommended conditions by Harris. Second by Taylor. Motion passes 7-0.

c. Boone County TIF

- i. Todd Barker** – Gave overview of TIF order to incorporate two areas into two different TIF districts. Went over the map of the area. This will pay off payment quicker to benefit the taxpayers.

Motion to approve by Snoeberger. Second by Harris. Motion passes 7-0.

New Business (Public Hearing)

Other Business

Announcements

Adjourn

Unanimous vote to adjourn.

6:43pm

DocuSigned by:

Andrew McGee

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Andrew McGee, President

DocuSigned by:

Todd Baker

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Todd Baker, Staff