



Meeting Minutes

Whitestown Plan Commission

Date: 01/09/24

Time: 6:30 pm

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

Call to Order

6:30 pm

Pledge of Allegiance

Roll Call

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

Election of Officers

Motion to nominate Andrew McGee President by Snoeberger. Second by Taylor. Motion passes 6-0.

Motion to nominate Phillip Snoeberger as Vice President by Foley. Second by Powers. Motion passes 6-0.

Approval of the Agenda

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

Motion to approve the 12/11/23 meeting minutes by Milstead. Second by Snoeberger. Motion passes 6-0.

Public Comments for Items Not on Agenda N/A

Presentations N/A

Unfinished Business N/A

a. PC23-056-ADP Chick-Fil-A

- i. **Gabby Mosquera** – Went over PowerPoint for proposed changes to improve site with a dual drive thru and canopy.
- ii. **Jill Conniff – Staff Report** - Staff is providing a favorable recommendation for the two Chick-fil-A Changes in Development Standards for Docket PC23-056-ADP. Staff is providing a favorable recommendation for the Chick-fil-A Administrative Development Plan Docket PC23-056-ADP. The petitioner proposes constructing a canopy structure for the drive-thru and expanding the drive-thru on approximately 1.58 acres.
- iii. **Harvest Park resident** – Question about exiting and round about traffic.
- iv. **Gabby Mosquera** – Said these improvements will help with the traffic congestion.
- v. **Jill Conniff** – Nothing is changing with Perry Worth Road.

Motion to approve for change in development standards as presented by Snoeberger. Second by Powers. Motion passes 6-0.

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

b. PC23-057-PP Windswept Farms

- i. **Adam Mears** – Presenting for Windswept Primary Plat and two waivers. The first waiver is for a neighborhood park requirement. They have added mulch trails and a shelter. Other waiver is for cul-de-sac length. Stated that an amenity of this area is the open space. They are keeping the barn for an amenity center and have three times the number of trails than is required.
- ii. **Desire Irakoze** – Staff Report - Should the Plan Commission approve all waivers (2) and Amenity Substitution: Staff is providing a favorable recommendation for the Windswept Farms Primary Plat Docket PC23-057-PP. The petitioner is proposing to subdivide approximately 159.50 acres into 284 Single-family dwelling units, trails, and internal right-of-way. The proposed Primary Plat is in compliance with applicable chapters of the Whitestown Unified Development Ordinance and the associated Commitments. If the Plan Commission approves the Primary Plat, staff recommends the following conditions. Provide a Rapid Flashing Signal at the trail intersection of C.R. 700 East. Trail Connection resembling the example shown in Article 9.4(D), connecting the 5' sidewalk to the 8' path on the east side of CR 700 E.
- iii. **Jim Woestman** – 6780 Keepsake Drive – Lives in Harvest Park. Would like to see plans for changes being made. Requested a hard copy and Adam Mears provided.

- iv. **Steve Cooper** – 4527 S 700 E – Submitted comments via email today for the file. Noted that the open space was restricted by wetlands, pipelines, and powerlines. Noted shift of 700 E for plans, wanted to know if that was correct.
- v. **Shelby Hasz** - 3352 Firethorn Drive – Works for Perry Worth School, wanted to know timeline for when neighborhood would be ready for residents.
- vi. **Maize Lane resident** – Concerned about view and wildlife.
- vii. **Adam Mears** – Noted that this is the Primary Plat stage and not the construction stage. They cannot take anyone’s property and have no plans to do that. Stated that they do not need to shift or move the road. Timeline is the first quarter of 2025 for the first people to move in. Discussed lots added based on the approved zoning they received.
- viii. **Desire Irakoze** – 305 allowed and they currently have 284.
- ix. **Andrew McGee** – Have you been in touch with the schools?
- x. **Adam Mears** – No as a developer we usually do not.
- xi. **Phillip Snoeberger** – Question about a cul-de-sac, where is it located.
- xii. **Adam Mears** – South.
- xiii. **Phillip Snoeberger** – Will you have emergency access to the existing barn?
- xiv. **Adam Mears** – Yes, correct, only emergency.
- xv. **Phillip Snoeberger** – Question about barn and if it is structurally sound to be able to stay.
- xvi. **Adam Mears** – We have not done a major structural inspection, but it looks to be in good condition. If it is not able to be used, we will come back with another option to meet the requirements.
- xvii. **Phillip Snoeberger** – Will there be upgrades to barn?
- xviii. **Adam Mears** – It will be owned by the HOA and will have a maintenance budget for upkeep.
- xix. **Phillip Snoeberger** – Will there be restrooms?
- xx. **Adam Mears** – No plan to.
- xxi. **Danny Powers** – Will there be parking for it?
- xxii. **Adam Mears** – No, it will be walkable.
- xxiii. **Danny Powers** – Support keeping barn but needs more to make it an amenity. The intent is not to make it a clubhouse.
- xxiv. **Phillip Snoeberger** – If a barn is open, people can utilize.
- xxv. **Dave Taylor** – They would need an engineer to determine if it is stable.
- xxvi. **Adam Mears** – The amenity is the barn, do not see it as a wedding venue.
- xxvii. **Dave Taylor** – If it is going to be used it needs to be structurally sound and have parking.
- xxviii. **Adam Mears** – It will be up to code.
- xxix. **Andrew McGee** – We would like the barn to stay but need other things to make it available.
- xxx. **Desire Irakoze** – A commitment of the rezone, must stay common space.
- xxxi. **Adam Mears** – Yes, maybe a sport court if the barn has to go. Will remain common area.
- xxxii. **Dave Taylor** – Can you let us know by the next time you come before us?

- xxxiii. **Adam Mears** – Retro fitting a barn is going to be more expensive than putting in a sport court.
- xxxiv. **Danny Powers** – Utilities are close.
- xxxv. **Adam Mears** – I don't know now what it would cost, cant know that tonight.
- xxxvi. **Phillip Snoeberger** – I understand that the barn looks nice. The silo is iconic to Walker Farms, but its not an amenity.
- xxxvii. **Adam Mears** – It is valuable to the property.
- xxxviii. **Phillip Snoeberger** – Question about outline behind barn.
- xxxix. **Adam Mears** – Lift Station plot.
 - xl. **Phillip Snoeberger** – Question about barn parking again.
 - xli. **Adam Mears** – No requirement for parking at an amenity.
 - xl. **Andrew McGee** – Amenities in another area?
 - xl. **Adam Mears** – Barn would go if we had to put amenities in another area. We are below home count already, do not want to lose more lots.
 - xliv. **Phillip Snoeberger** – Is there room for a sport court behind the barn?
 - xlv. **Adam Mears** – If we are not using the barn, we will go in another direction all together. I cannot say that the barn will stay if it is not considered an amenity.
 - xlvi. **Danny Powers** – 700 will not encroach any further East on property owners.

Motion to continue to the next meeting by McGee. Second by Snoeberger. Motion passes 6-0.

New Business (Public Hearing)

Other Business

Announcements

Jill Conniff announced this would be her last meeting and said it was a pleasure working with everyone on the Commission.

Adjourn

Unanimous vote to adjourn.

7:32 pm

Andrew McGee, President

Todd Barker, Staff