



Meeting Minutes

Whitestown Plan Commission

Date: 02/12/24

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
- Lauren Foley
- Phillip Snoeberger
- Staff:
 - Desire Irakoze, Planning Administrator
 - Jon Hughes, WPC/WBZA Attorney

Approval of the Agenda

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

Motion to approve the 01/09/24 meeting minutes by Snoeberger. Second by Foley. Motion passes 7-0.

Public Comments for Items Not on Agenda N/A

Presentations N/A

Unfinished Business N/A

a. PC23-057-PP Windswept Farms

- i. **Adam Mears** – Went over history of the continued docket. Noted that they no longer need the waiver for the cul-de-sac. They have decided to keep the farmhouse and barn. The house will be used as a clubhouse for the community and the bard will be a feature and the inside will not be accessible. Added a firepit in the area and the house will be maintained and run by a management company.
- ii. **Desire Irakoze** – Staff Report - Should the Plan Commission approve the amenity substitution request, 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 283 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 (RRFB) at the northern trail intersection of C.R. 700 East. Provide a rapid flashing signal (RRFB) at the southern trail intersection of C.R. 700 East. Trail connection resembling the example shown in Article 9.4(D)(2) connecting the five' sidewalk to the eight' path on the east side of CR 700 E.
- iii. **Phillip Snoeberger** – Appreciate them reworking the plan and like the alternative.
- iv. **Andrew McGee** – Thank you for working with staff and confirming you are okay with the conditions.
- v. **Adam Mears** – Yes
- vi. **Lauren Foley** – Residents will appreciate this.

Motion to approve subdivision request as presented in exhibit C. Clarification to adhere to clubhouse standards of the UDO by Snoeberger. Second by Harris. Motion passes 7-0.

Motion to approve PC23-057-PP as presented by staff with the three conditions on page three by Snoeberger. Second by Foley. Motion passes 7-0.

b. PC24-001-PP Stonemor

- i. **Lindsey Phipps** – Representing 7001 LLC 65 E Cedar Street, Zionsville. This was recently rezoned to MU-COR and are requesting to break into six lots. There is a driveway to the billboard.
- ii. **Desire Irakoze** – Staff Report - Staff is providing a favorable recommendation for the Stonemor Primary Plat Docket PC24-001-PP. The petitioner is proposing to subdivide approximately twenty acres into six lots, trails, and internal right-of-way. The proposed Primary Plat complies 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. The Access Easement to lot

one be moved off S Indianapolis Road and onto Tournament Drive at the time of construction of the internal road.

- iii. **Andrew McGee** – Do you have any idea what might go here?
- iv. **Lindsey Phipps** – What would fit into MU-COR, potential retail, or a hotel. Nothing for sure at this time.

Motion to approve as presented with staff recommendations on page three of the staff reports. Second by Powers. Motion passes 7-0.

New Business (Public Hearing)

Other Business

Announcements

Desire Irakoze and Todd Barker - Presented the new land use care viewer project and how it can be used via GIS to find information on WPC and BZA cases.

Joh Hughes – Announced it would be his last meeting in the Town of Whitestown and he has enjoyed working with everyone.

Adjourn

Unanimous vote to adjourn.

7:00 pm

Andrew McGee, President

Desire Irakoze, Staff