



WHITESTOWN PLAN COMMISSION MEETING

March 11, 2024
6:30 PM
Meeting Minutes

1. OPENING THE MEETING

A. Call to Order

B. Pledge of Allegiance

C. Roll Call

- Andrew McGee, President
- Phillip Snoeberger, Vice President
- Danny Powers
- Lauren Foley
- Nathan Harris
- Sri Venugopalan
- Tobe Thomas
- Staff
 - Desire Irakoze, Planning Administrator
 - Todd Barker, Director of Development Services
 - Ashley Ulbricht, WPC/WBZA Attorney

2. APPROVAL OF THE AGENDA

Motion: Phillip Snoeberger made a motion to approve the agenda as presented, seconded by Lauren Foley. Motion passed 5-0.

3. MINUTES

A. **February 12, 2024 Meeting Minutes**

Motion: Phillip Snoeberger made a motion to **APPROVE** the meeting minutes for February 12, 2024, seconded by Lauren Foley. Motion passed 5-0.

4. PUBLIC REQUEST TO SPEAK

A. None

5. PRESENTATIONS

A. None

6. UNFINISHED BUSINESS

A. None

7. NEW BUSINESS

A. PC24-006-DP Indianapolis Logistics Park NW Building 3

A request for Development Plan approval to build an approximately 232,9600 sq. ft. building and associated parking on approximately 17.40 acres. The site is zoned light Industry (I-1) and I-65 Overlay.

Location: 5105, 5301 & 5380 County Road E 500 S

Represented by: John Moore, Tuohy Bailey & Moore

Phillip Snoeberger recused himself from the case due to a conflict of interest.

John Moore had a presentation for the Commission reviewing Building 3 of the Indianapolis Logistics Park NW. He reviewed the site, the specifications of the building noting the loading docks were all interior to the site. The site meets the UDO requirements, and the building is compatible with the existing industrial development. Staff is recommending approval of this request with one condition that Lot 4 within the Indianapolis Logistics Park Northwest development should be granted access via Lot 3, utilizing the southern drive onto Perry Worth Road and the petitioner agrees to that condition.

Desire Irakoze reviewed the staff report: [PC24-006-DP Staff Report](#). He told the Commission that the applicant has submitted for an Amended Development Plan for Building 2 for minor changes. The site met the conditions of the UDO and Overlay district. Staff was recommending approval with the condition to limit access off Perry Worth Rd.

PUBLIC HEARING OPENED 6:42 PM.

Roberto Javier, 5802 Sheffield Lane, had noise concerns from the trucks.

Derick Lewis, 5458 Maywood Dr., wanted to know the location of the roadway.

PUBLIC HEARING CLOSED 6:44 PM.

Mr. Moore came back up and stated the property was zoned I1 and the use met that classification. The truck docks were interior to the site. It complies with the ordinance and there were requirements for the noise as well.

Ken Kingshill asked Mr. Moore to review the location of the roads for Mr. Lewis.

Sri Venugopalan asked if the site would have 24-7 operations. Mr. Moore could not answer as there was not a user at this point.

Mr. Irakoze noted the site was 2,400 sq. ft. from the residential neighborhood. The proximity to the Anson PUD will also require additional buffer requirements.

Tobe Thomas asked if there was a timeline to get a tenant. Greg Rasmussen, Ambrose Property Group, said they hoped to start construction in June and be completed by December and possibly occupied by January of 2023.

Motion: Sri Venugopalan made a motion to **APPROVE** PC24-006-DP subject to staff recommendations, seconded by Lauren Foley. Motion passed 4-0-1 (Snoeberger).

At this time Commissioner Snoeberger rejoined the meeting.

8. OTHER BUSINESS

A. April Meeting Date Change

Due to the total eclipse on April 8th, the next WPC meeting was changed to April 9th at 6:30 PM.

Motion: Sri Venugopalan made a motion to **APPROVE** the date change, seconded by Tobe Thomas. Motion passed 5-0.

9. ANNOUNCEMENTS

A. None

10. ADJOURN

Motion: Tobe Thomas made a motion to adjourn, seconded by Sri Venugopalan. Motion passed 5-0. Meeting adjourned at 6:53 PM.

Andrew McGee, President

Desire Irakoze, Planning Staff