

Whitestown Plan Commission

Meeting Minutes



WHITESTOWN

INDIANA

HEARING DATE: January 13, 2025, AT 6:30 PM

1. OPENING THE MEETING

- a. Call to Order: The meeting was called to order at 6:31 PM
- b. Pledge of Allegiance
- c. Roll Call
 - a. Andrew McGee welcomed Cheryl Hancock, and Chris Gipson, as new members of the Plan Commission.

<u>Members</u>	<u>Town Staff</u>
<input checked="" type="checkbox"/> Andrew McGee, President	<input checked="" type="checkbox"/> Todd Barker, Dir Dev. Services, AICP
<input checked="" type="checkbox"/> Phillip Snoeberger, Vice President	<input type="checkbox"/> Allan Henderson, Planning Administrator
<input checked="" type="checkbox"/> Lauren Foley	<input checked="" type="checkbox"/> Ashley Ulbricht, Town Attorney
<input checked="" type="checkbox"/> Chris Gipson	<input checked="" type="checkbox"/> Shannon Downs, EA Dev. Services
<input checked="" type="checkbox"/> Cheryl Hancock	
<input checked="" type="checkbox"/> Nathan Harris	
<input checked="" type="checkbox"/> Tobe Thomas	

- d. Election of Officers

Andrew McGee opened the floor for nominations of President and Vice President. Phillip Snoeberger nominated Andrew McGee as President of the WPC, Tobe Thomas seconded the motion. Motion passed 7-0.

Cheryl Hancock made the motion to appoint Philip Snoeberger as Vice President, Nathan Harris seconded the motion. Motion passed 7-0

2. APPROVAL OF THE AGENDA

- a. **Andrew McGee** called for a motion on the approval of agenda, **Phillip Snoeberger**, made a motion to approve the agenda and combine Anson Office Building Concept plan and Development plan into one presentation and two separate motions, **Lauren Foley**, seconded the motion, the motion **PASSED 7-0**
- b. **Andrew McGee** Called for a motion on the approval of the December 9, 2024, meeting minutes. **Phillip Snoeberger** made a motion to approve the meeting minutes, **Lauren Foley** Seconded the motion, and hearing a second motion, The President called for discussion, hearing none, he called for a vote, and the motion **PASSED 7-0.**

3. PUBLIC REQUEST TO SPEAK (Topics Not related to an Agenda item)

- a. None.

4. PRESENTATIONS

a. None.

5. OLD BUSINESS

a. None

6. NEW BUSINESS

a. PC24-048-PP The Enclave at Whitestown

A request by Davis Building Group for **Primary Plat** approval of approximately 16.8 acres for the construction of 56 single family residential homes at 708 South Main Street, Whitestown, Indiana.

Presentation:

Bruce Fagan, (Davis Homes 3950 S. Priority Way, Indpls IN, 46241) requesting reapproval of the Enclave Primary Platt as the lift station was relocated to an internal site from the western edge of the property. By relocating the lift station, it will be moved closer to where it will tie into the main and by changing the location of the lift station it has allowed an increase in the size of the common area and buffer along the west side. Then allowed the buildout to be completed into two sections, allowing the project to be completed in two phases.

Staff Report: Todd Barker (Director of Dev Services, AICP), The proposed Preliminary Plat is in compliance with UDO 9.2 Subdivision Process and aligns with the Land Use Map in the Comprehensive Plan which designates this area for residential growth. The proposed Preliminary Plat meets other goals, objectives, and policies of the Comprehensive Plan including encouraging sustainable residential growth near the Legacy Core and connections to existing surrounding residential communities. See attachments for the previously approved Primary Plat and the proposed Primary Plat. Staff is recommending approval of the Enclave at Whitestown Preliminary Plat; Docket PC24-48-PP.

There was enough of a change to the primary plat that required reapproval. This request does not increase lot numbers from the primary plat, and recommended approval based on findings of fact.

Public hearing opened 6:38pm

No requests to speak in person or one online.

Public hearing closed 6:39pm

Discussion of WPC

Cheryl Hancock – asked if there will be landscaping on the west side of the lift station that faces the drive.

Bruce Fagan, (Davis Homes 3950 S. Priority Way, Indpls IN, 46241) – the drive entry to the lift station faces the west. We would place a buffer if needed and if a gate is approved by the DPW Davis Homes would consider placing a gate at the entry as well.

Call for a Vote

Andrew McGee, called for a motion **Phillip Snoeberger**, made a motion for **PC24-048-PP** The Enclave **Primary Plat**, as presented and described, based on staff report, staff recommendation and findings of fact. **Nathan Harris** seconded the motion, and the motion **Passed 7-0**.

b. PC24-049-PP Bridle Oaks South

A request by Pulte Group of Indiana LLC for **Primary Plat** approval of approximately 52.29 acres for the construction of 121 single family residential homes at 3669 South Main Street, Whitestown, Indiana.

Presentation

Matt Price (Dentons Bingham Greenebaum law firm, 10 West Market St, Indpls IN 46204) – requesting approval for primary plat approval for Bridle Oaks South. Overview of the standards. The land area in question will extend from main street to Albert S White. Surrounded by Bridle Oaks and Walker farms. This plat is requesting an additional 121 single family homes under the previous zoning ordinance. Meeting the 15% open space requirement, as well as the development standards previously approved. Access to the subdivision is from the east. Not seeking any variances or waivers for the plat. Access to the subdivision is from the East from ASW.

Staff Report: Todd Barker (Director of Dev Services, AICP),

The proposed Preliminary Plat is in compliance with UDO 9.2 Subdivision Process and aligns with the Land Use Map in the Comprehensive Plan which designates this area for residential growth. The proposed Preliminary Plat meets other goals, objectives, and policies of the Comprehensive Plan including encouraging sustainable residential growth near the Legacy Core and connections to existing surrounding residential communities. Staff is recommending approval of the Enclave at Whitestown Preliminary Plat; Docket PC24-49-PP

This project is approximately 62 acres and is part of the Bridle oaks development and meets the lot size and is part of the PUD (planned unit development) and does meet the criteria for lot size and layout for the Bridle Oaks PUD. Working

with them on the ROW (right of way) to be included in the PUD and the thoroughfare plan and requires connection from South Main St to ASW going to the north. Meets the requirements for primary plat approval.

Public hearing opened – 6:46p.m.

No requests to speak in person or one online.

Public hearing closed – 6:47 p.m.

Discussion of WPC

Cheryl Hancock – asked for clarification on entry access, as it appears there are 2 entries off of ASW and one from Bridle Oaks. Also wanted to confirm if anyone has spoken to the school corporation about the elementary school where the students would attend as there are two plans that are being discussed.

Matt Price (Dentons Bingham Greenebaum law firm, 10 West Market St, Indpls IN 46204) – confirmed that there is connectivity from the north and access off of ASW and the school corporation changes are being monitored.

Phillip Snoeberger – will there be access to main street as well?

Matt Price (Dentons Bingham Greenebaum law firm, 10 West Market St, Indpls IN 46204) – worked with the town for future right of way. The connector is not part of this project to give access to main street.

Todd Barker (Director of Dev Services, AICP), – The additional land in block A is also part of Bridle Oaks PUD and as the development for block A occurs then there will be access with future development with the future right of way.

Andrew McGee – Wanted to confirm the access is the gray area and the entry to the North.

Matt Price (Dentons Bingham Greenebaum law firm, 10 West Market St, Indpls IN 46204) – confirmed that entry points.

Phillip Snoeberger – will this development fall under the current established Bridle Oaks HOA?

Matt Price (Dentons Bingham Greenebaum law firm, 10 West Market St, Indpls IN 46204) – the Bridle Oaks South section will have its own HOA as a separate section and governed by the set standards that have previously set.

Nathan Harris – any discussion about putting a roundabout in the project at Preakness and Indigo Blue?

Matt Price (Dentons Bingham Greenebaum law firm, 10 West Market St, Indpls IN 46204) – Not aware of any discussion of a roundabout at that location and have been working with the town.

Todd Barker (Director of Dev Services, AICP), – there was a concept that discussed a roundabout, however that is not the plan to include one at this time.

Phillip Snoeberger – Bridle Oaks South will have its own HOA but same development standards. What type of product and target. Will this be a full rent community, or an age demographic target.

Matt Price (Dentons Bingham Greenebaum law firm, 10 West Market St, Indpls IN 46204) – This section will be a more traditional single-family homes.

Phillip Snoeberger – inquired if Bridle Oaks south would be willing to place restrictions on the HOA similar to the surrounding neighborhoods.

Matt Price (Dentons Bingham Greenebaum law firm, 10 West Market St, Indpls IN 46204) – we are not interested in restrictions for the HOA and would like to give them the opportunity of a clean slate and control to maintain the HOA allowing this board to establish their own rental parameters.

Phillip Snoeberger – it is hard to make the changes after the fact and getting the votes needed to make the changes is not as easy as doing it prior.

Matt Price (Dentons Bingham Greenebaum law firm, 10 West Market St, Indpls IN 46204) – Not in agreeance with the stipulations on rentals for the HOA as this being part of the primary plat.

Tobe Thomas – inquired if block A, is the plan to connect to indigo blue to get to main street. Is there timeline for developing block A?

Todd Barker (Director of Dev Services, AICP), – confirmed, the plan to align across from Indigo Blue.

Matt Price (Dentons Bingham Greenebaum law firm, 10 West Market St, Indpls IN 46204) – Block A is a separate owner and will be developing at a later date.

Call for a Vote

Andrew McGee, called for a motion **Phillip Snoeberger,** made a motion for approval **PC24-049-PP** Primary Plat, Bridle Oaks South as presented and described, based on staff report, staff recommendations and findings of fact.

Cheryl Hancock, seconded the motion, and the motion **PASSED 7-0**

c. PC24-050-ZA Cardinal Pointe Estates

A request by Lennar Homes of Indiana for a **Zone Map Change** of approximately +/- 170 acres from AG – General Agriculture to R-3 – Medium Density Single Family residential and Two Family Residential located at approximately 7500 – 7990 South Wolfe Road, Whitestown, Indiana.

Presentation

Brian Tuohy (Tuohy Bailey & Moore, 50 South Meridian St., Suite 700 Indpls IN 46204). Also in attendance – Sean Blackburn and Nathan Rio with Lennar Land acquisition/Land entitlement.

170-acre site in the southwest corner of Whitestown. This property is across from Cardinal Estates. Requesting a zoning change to R3, to build an age targeted community, for active adults. There will not be an age restriction for the community. This community will only have 1 story or at most 1.5 story. This neighborhood will also have a membership to the golf course. The idea is not to restrict the age but to target the population seeking these types of homes, golf

membership, and an active lifestyle. The plan is to have 2.11 homes per acre, being a low density and mixed residential. Plan to build single family homes, will have more dense homes per lot. There are boulevard type entrances on the north end of the sites. There will be connecting trails and green space throughout the project.

Sean Blackburn, Lennar Homes of Indiana – This community would be called Cardinal Estates. Social membership to the golf club includes the HOA, pickle ball courts, pool, and walking paths for the active community. This community will focus on active adults. There are three home plans available for this community will have Masonry and hardy plank for the exterior materials. The HOA will maintain the common areas.

Brian Tuohy (Tuohy Bailey & Moore, 50 South Meridian St. suite700 Indpls IN 46204) shared how this proposed project of Cardinal Estates community meets all 5 criteria. This project will increase the value of the homes surrounding the proposed community. If this project is approved the timeframe for starting would be fall of 2025 and residence moving in during 2026 and a 4–5-year project.

Staff Report: Todd Barker (Director of Dev Services, AICP), - Staff is suggesting a favorable recommendation for the Zone Map Change: Docket PC24-050-ZA. The applicant is proposing to rezone the property from AG – General Agriculture to R3 -Medium Density Single-family and Two-family Residential the Whitestown Plan Commission and Town Council shall pay reasonable regard to the five decision criteria when acting on all rezone requests. Because this is a legislative act, the Plan Commission can require that certain commitments be made as part of the Zone Map Amendment. Staff's recommendation to the Plan Commission finds the amendment complies with the following requirements in accordance with UDO Section 11.16 (I). 1. The proposed rezone is in compliance with the Comprehensive Plan; 2. The proposed rezone is appropriate given the current conditions and the character of current structures and uses in each district; 3. The proposed rezone proposes the most desirable use(s) for which the land in each district is adapted; 4. The proposed rezone conserves property values throughout the Jurisdictional Area; and, 5. The proposed rezone demonstrates responsible development and growth. The proposed rezone is in compliance with the Land Use Map and Special Development Area 8 in the Comprehensive Plan. The proposed rezone meets other goals and objectives of the Comprehensive Plan including the potential for a mix of residential uses.

Todd Barker (Director of Dev Services, AICP), – With this project bordering the future Ronald Regan Parkway, there is not a set timeline or set dates for construction of The Ronald Regan Road buildout. Hendricks county will stop at 86th Street, but no known timeframe has been given. This would be recommendation favorable, unfavorable or no recommendation to Town Council.

Public hearing opened – 7:14p.m.

Tony Ridolfo, Jr (Hackman Hulett, LLP, 1620 West Oak St., suite 200 Zionsville, IN 460755) – Representing Zach and Kayla Sanders (5355 E 750 S, Brownsburg IN 46112) the Sander's live in the NE corner. The Sander's attended the neighborhood meeting in December. They would have time for more discussion to address their concerns. A few concerns that were previously shared at the December meeting are as follows; a setback and tree line below and fencing placed and built by Lennar to prevent trespassing. There is a drainage part of the project and want to make sure draining is being addressed. Would like to see enhanced buffering and downcast lighting. Would propose the homes adjacent to the homeowner's drive be single level and not the 1.5 story homes. Would appreciate additional time for additional conversations and allowing the builders and families to work together to support the project.

Jim Buck (5285 Oak Knoll Drive, Whitestown IN)– I am here to support and am in favor of the project. Others and I want the project to be residential as would rather it be residential vs commercial.

Bev Ramsey (5435 E 750 S, Brownsburg IN 46112) – my back woods will be connected to this project. Concerned about the drainage surrounding the project.

Peter Udrasols (10990 N 900 E, Brownsburg IN 46112) – resides on the south side of the development. I have a land agreement with the farm property and have concerns about the farmer still having the ability to access the property and concerned about the speed limit with the growth of the project.

Doug Everett (4077 S 250 E, Lebanon IN 46052)– farm the property on the west side and south on Wolfe Road. Our concern is how we will be able to access our property with our farming equipment. On the west side of there is drainage in our fields every 100 feet concerned about the project and field drainage not being damaged.

No online requests to speak

Public hearing closed – 7:25 p.m. 5443

Brian Tuohy (Tuohy Bailey & Moore, 50 South Meridian St. suite 700 Indpls IN 46204)– addressing the comments and questions. Lennar would like to address the transition of the curved road to a direct route meeting county standards. Addressing the concerns of the drainage, advised that the drainage flows towards the west and there are field tiles. Lennar is aware there are drainage tiles and plans to integrate into the Cardinal Estates drainage. This project should improve the drainage in the area and has been looked at. During construction if a drainage should be cut it will be addressed to not cause issues.

As far as the city coming to the country, the property will at some point be developed, and this is a reasonable use as growth is coming with the future building of Ronald Reagan. The project being proposed for this site is homes and not warehouses.

To address the Sanders home, Lennar is proposing in the area boarding their home will be 3-5 homes. The homes will at most be 1.5 story homes in the area surrounding the proposed community, the distance in the green area is approximately around 50-150 feet. This space will be strictly a green area to serve as a buffer and feel this is an excessive screen between their two-story single family residential home and the residential neighborhood. During the December meeting provided contact information, the first time we've heard from anyone was last Friday evening since the last held meeting. The drainage plans will have to be approved prior to construction.

Discussion of WPC:

Andrew McGee – there will be a public road, and the width of the road.

Todd Barker (Director of Dev Services, AICP), – the road proposed will meet standards, likely be 8ft wider than the existing road. Curb to curb is approximately 28 feet.

WPC – open conversation about parking and farming traffic, width of farming equipment and road width with cars parked on the road.

Phillip Snoeberger – would like to see common ground around the neighboring properties be more green space and buffer.

Andrew McGee – asked if fencing could be placed in the area on the green space boarding the Sanders property, to keep uniformity having fencing all down the side. To keep uniformity, it would be best to have fencing all the way down.

Tobe Thomas – concerns about congestion and traffic. Egress off of 750, and does that road that dead ends, will it connect in the future. Will a traffic study be completed for this project.

Brian Tuohy (Tuohy Bailey & Moore, 50 South Meridian St. suite700 Indpls IN 46204) – traffic study has been completed and turned into the town, the traffic would operate with the added growth and traffic being added with the neighborhood. Sub street to the east to the woods, the town recommended the access / connection.

Brian Tuohy (Tuohy Bailey & Moore, 50 South Meridian St. suite700 Indpls IN 46204) – To address the concern of the farm traffic, could do no parking along the street or only on one side of the street.

Sean Blackburn – there are larger setbacks for the homes on Wolfe Road and those drives are longer than the standard 25-foot drive in attempt to reduce the parking on the road. Open to any ideas to make the road work.

Brian Tuohy (Tuohy Bailey & Moore, 50 South Meridian St. suite700 Indpls IN 46204) – there is additional parking area at the amenity areas, Sean Blackburn confirmed that there is parking available at the amenity areas.

Brian Tuohy (Tuohy Bailey & Moore, 50 South Meridian St. suite700 Indpls IN 46204) – would like to think about the fencing as proposed.

Phillip Snoeberger – coming North to South, would like to see the green space continue down and homes be further away from adjoining property and look at fencing.

To address the neighborhood meetings, this could be tied into timing and holidays, and the busy time of year. Sounds like there are a few details that could be looked at and concerns brought up this evening and need to be looked at further.

Nathan Harris – looking at road alignment and creating cohesive communities, maybe consider alignment of entries for safety purposes on Champions Drive.

Sean Blackburn – the non-alignment of the entries is due to power line poles at the entrances. Felt it was more cost effective to offset the entrances.

Cheryl Hancock – inquired on how many homes and has there been any conversations with the Lebanon School System.

Brian Tuohy (Tuohy Bailey & Moore, 50 South Meridian St. suite700 Indpls IN 46204) – approximately 360 plus homes, currently there haven't been any discussions with the school systems.

Cheryl Hancock – asking for clarification on how many homes per acre not including green space. Feel that when a community is being built further away from town you tend to see larger lot sizes. Concerned with homes neighboring the wooded area on the surrounding property.

Brian Tuohy (Tuohy Bailey & Moore, 50 South Meridian St. suite700 Indpls IN 46204) – looking at moderate density with that being approximately 2.1 homes per acres. Lots range from 8,000 sq ft for some, larger sites for the corner lots.

Phillip Snoeberger – the 8,000 sq ft lot is approximately 0.18 acres.

Andrew McGee – we can place conditions and stipulations on recommendations / approvals.

Chris Gipson – what is the plan for golf cart crossing on 750 S. The risk is high, what is the plan to help eliminate golf cart traffic and would you consider doing underground golf cart traffic route as surrounding communities have done.

Sean Blackburn – looking to work with INDOT, looking to have an aligned golf cart crossing with additional lighting, Lennar is open to ideas.

Todd Barker (Director of Dev Services, AICP), – looking at a possible option to place a push button light as currently have on main street.

Lauren Foley – share same concerns as other WPC members, and the density of the project. Concern with balancing the community and doing it in a smart way with the growth and farming community. If I am looking to move into an active community I would like to see more green space.

Andrew McGee – there are a few concerns to address. This is a good use but there are a few items that need to be worked out before moving forward. The need to address the farming community and traffic as well. Fencing and buffer need to be addressed.

Tobe Thomas – is there a possibility of a road coming along or an access road for

the farmers to be included.

Sean Blackburn – where the larger retention pond is located is more wetlands. We are open to any ideas to accommodate farming equipment.

Phillip Snoeberger – there is still some work that needs to be completed on the project and the residence would also like to have more time to meet and discuss the project. Would like to continue this to allow for more dialogue.

Cheryl Hancock – would like to see less homes, maybe consider no homes on the main stretch. Concerned about the .18 lot size is not a larger size lot. Would like to see larger lot sizes.

Sean Blackburn – Concerning the lot size is delicate with the age we are trying to attract.

Phillip Snoeberger – there is an “X” that goes through the property is that due to utilities?

Sean Blackburn – confirmed the “X” through the property is correct due to existing power lines.

Andrew McGee – understand that the age you are targeted, there needs to be a discussion with Lebanon schools before the next meeting as well.

Nathan Harris – look at buffering, consider the back of the homes, could a mound be placed?

Sean Blackburn – there is an increased set back and planned mounding and landscaping in that area.

Call for a Vote:

Andrew McGee motioned to continue to next regular scheduled WPC meeting, and continue PC24-050-ZA Zone Map Change, **Tobe Thomas**, seconded the motion, the motion **passed for continuance 7-0**

d. PC24-051-CP Anson Office Building

A request by Realty Group I LLC for **Concept Plan** approval for the construction of a one-story, 8,750 square foot office building on 0.93 acres 6015 Perry Worth Road, Whitestown, Indiana.

Presentation:

Nick Schmidt, Engineer and Surveyor (Fritz Engineering Services, LLC, 14020 Mississnewa Dr, Carmel IN 46033) This is a vacant out lot of Anson Development, off of Perry Worth Rd., west of Wood Springs hotel. 8,500 sq ft office building complex, not seeking any variances and proposing a private drive off the Perry Worth Road that goes to the hotel and working on a right in right out. Today's presentation is to seek approval on the project.

Staff Report: Todd Barker (Director of Dev Services, AICP), Staff is recommending approval of the Concept Plan; Docket PC24-051-CP, for the Anson

Commercial Building based on the following findings: 1. The proposed Concept Plan is in compliance with UDO 11.6 and UDO 11.8 and aligns with the Land Use Map in the Comprehensive Plan which designates this area for commercial growth. 2. The proposed Concept Plan meets other goals, objectives, and policies of the Comprehensive Plan.

Todd Barker (Director of Dev Services, AICP), CP /DP existing lot and redevelopment and commercial space and parking. TAC committee has reviewed and feel this is in compliance with the UDO.

Public Hearing opened 8:06pm

No requests to speak in person or one online.

Public Hearing closed 8:07pm

Discussion of WPC:

Cheryl Hancock – asked what type of offices would occupy the building.

Nick Schmidt, Engineer and Surveyor (Fritz Engineering Services, LLC, 14020 Mississnawa Dr, Carmel IN 46033) General office use, a dental office and real estate office has shown entrance in the office space.

Cheryl Hancock – inquired about the exit to the south and where does it go to.

Nick Schmidt, Engineer and Surveyor (Fritz Engineering Services, LLC, 14020 Mississnawa Dr, Carmel IN 46033) This would exit to the private drive towards the hotel.

Nathan Harris – Right in and right out is close to the roundabout.

Nick Schmidt, Engineer and Surveyor (Fritz Engineering Services, LLC, 14020 Mississnawa Dr, Carmel IN 46033) - Worked with the town on the road access to the roundabout, as this was a request by the town.

Call for a Vote:

Andrew McGee called for a motion, and **Phillip Snoeberger** made a motion to **APPROVE PC24-051-CP**, for Anson commercial building, **Concept Plan** as presented, described, based on the staff report and staff recommendations, **Lauren Foley** seconded the motion, the motion **PASSED 7-0**.

e. PC24-052-DP Anson Office Building

A request by Realty Group I LLC for **Development Plan** approval for the construction of a one-story, 8,750 square foot office building on 0.93 acres 6015 Perry Worth Road, Whitestown, Indiana.

Presentation: Nick Schmidt, Engineer Surveyor (Fritz Engineering Services, LLC, 14020 Mississnawa Dr, Carmel IN 46033) This is a vacant out lot part of Anson Development, west of Wood Springs hotel. 8,500 sq ft office building complex, not seeking any variances and proposing a drive off the Perry Worth

Road that goes to the hotel and working on a right in right out. Today's presentation is to seek approval on the project.

Staff Report: Todd Barker (Director of Dev Services, AICP), Staff is recommending approval of the Development Plan; Docket PC24-052-DP, for the construction of the Anson Commercial Building based on the following findings: 1. The Development Plan is compliant with all applicable development and design standards of the zoning district where the real estate is located. 2. The Development Plan is managing traffic in a manner that promotes health, safety, convenience, and the harmonious development of the community. 3. The Development Plan has provided for utilities including water, sanitary sewer, electricity, gas, and cable service to meet the needs of the proposed development.

Discussion of WPC

Cheryl Hancock – asked what type of offices would occupy the building.

Nick Schmidt, Engineer and Surveyor (Fritz Engineering Services, LLC, 14020 Mississnawa Dr, Carmel IN 46033) General office use, a dental office and real estate office has shown entrance in the office space.

Cheryl Hancock – inquired about the exit to the south and where does it go to?

Nick Schmidt, Engineer and Surveyor (Fritz Engineering Services, LLC, 14020 Mississnawa Dr, Carmel IN 46033) This would exit to the private drive towards the hotel.

Nathan Harris – Right in and right out is close to the roundabout.

Nick Schmidt, Engineer and Surveyor (Fritz Engineering Services, LLC, 14020 Mississnawa Dr, Carmel IN 46033) - Worked with the town on the road access to the roundabout, as this was a request by the town.

Call for a Vote:

Andrew McGee called for a motion, and **Phillip Snoeberger** made a motion to **APPROVE PC24-052-DP** Anson Commercial Building, **Development Plan**, as described and presented on the staff report and staff findings of fact, **Cheryl Hancock** seconded the motion, the motion **PASSED 7-0**.

f. PC24-053-DP Solstice Apartments

A request by Denton Floyd Real Estate for **Development Plan** approval for the construction of a 12 Building, 288-unit multifamily development on ±20.6 acres at 7001 South Indiana Road, Whitestown, Indiana.

Presentation:

Brian Sheward, Engineer (Kimley-horn 500 E 96th, Suite 300, Indpls, IN 46240) – also in attendance is **Clayton Pace (Denton Floyd Real Estate Group, 509 Spring ST, Jeffersonville, IN 47130)**.

Requesting Development Plan approval. The Concept Plan was approved in 2024.

This a total of 12 buildings, and 288 units. This is a multi-family community with a club house, maintenance building; housing a wash bay amenity for cars and a dog wash, a pool and the NE corner will have the dumpster enclosure that will have screening to the interstate. Utilities (water, sanitary sewer, gas, electric, and telecom) all enter the front entry of the complex.

This site has 13.9 units per acres and the maximum is 15. There are 1.7 parking spaces per unit. There are two types of building types both are 3 stories tall. The project is still awaiting approval from drainage board. Have had discussions with the Fire Marshall in regard to the entrance. Turn lane entry, right bound left turn lane was added. Work with the town engineer on a north bound right turn lane. Compromised with Fire Marshall, placing a boulevard style entry to the solstice community. In the event of an emergency there is gravel drive in eh cemetery. The fire department could use this drive in an emergency situation. There is not a formal easement and do not feel it is necessary to get a formal easement from the cemetery for the emergency accommodation use of the gravel drive.

Staff Report: Todd Barker (Director of Dev Services, AICP), The proposed Development Plan is in compliance with UDO 11.8 and aligns with the Land Use Map in the Comprehensive Plan which designates this area for commercial growth. The proposed Development Plan also meets other goals, objectives, and policies of the Comprehensive Plan. Staff is recommending approval of the Development Plan; Docket PC24-032-DP, for the construction of the Solstice Apartments based on the following findings: 1. The Development Plan is compliant with all applicable development and design standards of the zoning district where the real estate is located. 2. The Development Plan is managing traffic in a manner that promotes health, safety, convenience, and the harmonious development of the community. 3. The Development Plan has provided for utilities including water, sanitary sewer, electricity, gas, and cable service to meet the needs of the proposed development.

Todd Barker (Director of Dev Services, AICP), – Asked for Brian to update the WPC about the entrance discussion with the Fire Marshall.

Brian Sheward, Engineer (Kimley-horn 500 E 96th, Suite 300, Indpls, IN 46240) – shared updates from discussion with Fire Marshall Milstead. Getting a northbound turn lane and landing after discussion with town engineer landed on the change with an entry. Will be doing a Blvd. style entry into complex allowing access. There is not a formal easement with the cemetery on access on their gravel road.

Todd Barker (Director of Dev Services, AICP), – permitted use within the zoning classification. TAC has reviewed and follows the UDO and is recommending the project.

Public Hearing open 8:21pm

Hans Webber (7812 Gray Eagle Drive, Zionsville IN 46077) Residing in Eagles Nest the biggest concern this project brings is the increase in traffic, along with the traffic from TPCC. Does not feel this is the best project for the site or best use as it will bring an increase in traffic. There are already issues with the current apartment community traffic issues and safety with the walkers and joggers.
No one online to speak

Public Hearing closed 8:23pm

Brian Sheward, Engineer (Kimley-horn 500 E 96th, Suite 300, Indpls, IN 46240) – addressing concerns of the traffic issues. A traffic study was performed previously, there were improvements recommended with a larger project. A Traffic study was not requested for this project. Majority of the increased traffic will be seen in the morning and evening.

Discussion of WPC:

Cheryl Hancock – Thank you for addressing access with the Fire Marshall. Concerns of a fire occurring in the front of the apartment complex, how will the other residents evacuate? Highly recommended that a plan is created with the cemetery. With other apartment communities in town, we have mandated that there be additional entrances.

Do you expect to get federal funding to build this complex and has there been a conversation with Zionsville community schools

Brian Sheward, Engineer (Kimley-horn 500 E 96th, Suite 300, Indpls, IN 46240) – There have not been any conversations with the Zionsville Community Schools at this time. There is a possibility that a change to the screening mounds to allow access.

Cheryl Hancock – dropping a path from the Solstice parking area into Neese parking for an exit on the southeast corner.

Brian Sheward, Engineer (Kimley-horn 500 E 96th, Suite 300, Indpls, IN 46240) – Can look into a secondary entrance on the Neese apartment side. There is a draining ditch for the Town of Whitestown. If needed to look at this further at making improvements to that.

Andrew McGee – Even with the Neese apartments being a competitor, would like to see access to Neese parking.

Brian Sheward, Engineer (Kimley-horn 500 E 96th, Suite 300, Indpls, IN 46240) – feels that if the town would make the requests for the competitor access for an emergency it wouldn't be an issue

Nathan Harris – utilizing the Neese apartments for an emergency exit, may require some parking blocked on the Neese apartments side.

Andrew McGee – This site was rezoned to MU-COR from industrial. This is a better use than what was previously proposed. Do share concerns about emergency access as well.

Phillip Snoeberger – clarification on emergency access road, whether it be from the cemetery or working with Neese apartments.

Cheryl Hancock – feels there needs to be a form of access for residents to be able to evacuate in the event of an emergency.

Phillip Snoeberger – would like to see an emergency evacuation route/plan in place but not slow the project's progression.

Brian Sheward, Engineer (Kimley-horn 500 E 96th, Suite 300, Indpls, IN 46240) – May be able to have a compromise for an emergency evacuation site. The most likely space would be shortening the screening mound or utilizing the cemetery. If a fire access gate was placed only the fire department would access the gate.

Cheryl Hancock – need to figure out a compromise on an emergency access.

Brian Sheward, Engineer (Kimley-horn 500 E 96th, Suite 300, Indpls, IN 46240) – Would like to continue working with Fire Marshall and staff on a fire emergency access.

Nathan Harris – seems the concerns is more to the resident's vs the fire department access. If there is a way to be able to create a bypass to get residents cars out.

WPC – open discussion about maneuvering residential traffic during an emergency situation.

Cheryl Hancock – asked where the water supply is located for this project. Concerns if the only water supply access is at the entrance?

Brian Sheward, Engineer (Kimley-horn 500 E 96th, Suite 300, Indpls, IN 46240) – there is a drive to the billboard, we do not intend to eliminate the gravel drive to the billboard. This could be used for emergency access purposes. There are no intention to pave the drive for it to be considered a drive / access road.

Andrew McGee – asked if the Fire Marshall suggested using the cemetery access road if needed for an emergency.

Phillip Snoeberger – comfortable with conditions being placed to see what needs to be done to create an access point.

Chris Gipson – Will need to look at a product that fire equipment will be able to drive over.

Tobe Thomas – would like clarification on traffic study time frame. How long is a traffic study good for.

Brian Sheward, Engineer (Kimley-horn 500 E 96th, Suite 300, Indpls, IN 46240) – The last traffic study was completed in 2022 or 2023.

Todd Barker (Director of Dev Services, AICP), – would not say the last study is not outdated due to the timeframe in which the last traffic study was completed. The trends will be very similar as the last traffic that was completed was for a multi-family neighborhood across the street.

WPC - Open discussion on traffic study.

Tobe Thomas – have there been any changes in number of parking spaces or units being built?

Brian Sheward, Engineer (Kimley-horn 500 E 96th, Suite 300, Indpls, IN 46240) – there have not been any changes since the Concept Plan on number of parking spaces or change in number of units. Turn lanes are being done voluntarily.

Chris Gipson – what is the price point for the apartments.

Clayton Pace (Denton Floyd Real Estate Group, 509 Spring ST, Jeffersonville, IN 47130). – The pricing will be market rate at time of building. It will take about 13 months to get the first building online to start renting. We only have comps, and they range from \$1.40 – \$1.75 sq ft. But will be comparable with the Neese apartments.

Call for a Vote:

Andrew McGee motioned to approve the plan conditionally, based on the staff report, submitted findings of fact. The conditions are for the developer to continue to work with planning department and Fire Marshall on a secondary emergency access point as discussed at the meeting to be able to handle the emergency equipment. **Nathan Harris** seconded the motion to **APPROVE PC24-053-DP** Development Plan, Solstice Apartments, motion, the motion **PASSED 7-0**

7. OTHER BUSINESS

a. None

8. ANNOUNCEMENTS

a. None

9. ADJOURNMENT

Andrew McGee called for a motion, **Phillip Snoeberger** made a motion to adjourn, **Tobe Thomas**, seconded the motion, and the motion **PASSED 7-0**. Meeting adjourned at

8:53pm

Signed by:

Andrew McGee

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Andrew McGee, Plan Commission President

DocuSigned by:

Todd Barker

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Todd Barker, Director of Development Services
