

Whitestown Plan Commission

Meeting Minutes



WHITESTOWN

INDIANA

HEARING DATE: February 10, 2025, AT 6:30 PM

1. OPENING THE MEETING

- Call to Order: The meeting was called to order at 6:31 PM
- Pledge of Allegiance
- Roll Call

<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 checked="" type="checkbox"/> Allan Henderson, Planning Administrator
<input 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	

2. APPROVAL OF THE AGENDA

- Andrew McGee** called for a motion on the approval of agenda, **Cheryl Hancock** made a motion to approve the agenda and combine Paws on Tap Concept plan and Development plan into one presentation and two separate motions, **Phillip Snoeberger**, seconded the motion, the motion **PASSED 6-0**
- Andrew McGee** Called for a motion on the approval of the January 13, 2025, meeting minutes. **Phillip Snoeberger** made a motion to approve the meeting minutes, **Tobe Thomas** Seconded the motion, and hearing a second motion, the motion **PASSED 6-0**.

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

- None.

4. PRESENTATIONS

- None.

5. OLD BUSINESS

- PC24-050-ZA Cardinal Pointe Estates (Continued from January)
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) representing Lennar Homes of Indiana, also in attendance; Sean Blackburn, entitlements manager, and Dave Tierney VP, Division Manager, and Brian Brown, project engineer.

Tonight is a follow up on the 170 acres project Cardinal Estates, we are back here this evening after meeting with surrounding neighbors, and Lebanon school corporation. Tonight, we are requesting a rezoning from AG-agriculture to R-3.

Tonight, addressing the concerns of the farm traffic on Wolfe Road. The 90 degree turns would be removed from the road. Proposing to change the width of the road from 18 feet to 34 feet wide with sidewalks on both sides of the road. The site plan has been revised and the homes along Wolfe Road will no longer have driveway access along Wolfe Road as well as no parking, addressing the concerns of parking and traffic with the farming community. The maximum number of lots has changed from 360 to approximately 356 lots for maximum density. The density is 2.08 under 2.1 per acre.

Other concerns that have been addressed by meeting with the Hitties and Sanders families. There are now fencing commitments in place, The fencing information has been sent to their lawyer as well as a minimum of a 50-foot buffer that is landscaped tapering down as it nears the woods. Near the Hitties property there have been lots removed and an agreement to not extend the road to their property and maintain a 30-foot buffer.

Range in size from 1600 – 2300 sq ft, targeting age range of active 50 plus neighborhood.

Following up on the concerns of drainage; will have the drainage engineer meet with them before the primary plat approval. There will be an onsite meeting to discuss drainage before and after the project.

Will be including a clubhouse with the updated plan, including walking trails, and pickleball. The clubhouse will be a part of the HOA.

Proposing a designated crossing for golfcarts and pedestrians between Cardinal Pointe.

Met with the Lebanon superintendent letter of recommendation has been shared with the WPC board.

Staff Report: Allan Henderson

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 units.

Petitioner has addressed the comments and concerns of WPC and the neighbors. A few items to work out during the primary platting process.

Public hearing opened 6:53pm

Ken Kingshill – 6515 E 750 S, Whitestown, IN 46075 – Why is not PUD, if this is being rezoned to R3 with the density. Concerning zoning if sold and how many units could be built per acre could be different than proposed. Transitions uses of the plan, within residential. There is no transition from the project to the neighbors to the East. The transition is abrupt. Those that have lived in this area of rural and now have the abrupt transition of heavy density. Transitioning is not from use to use.

Kevin Mitchell (5475 E 750 S, Whitestown, IN 40675)- located to the west of the Hitties. Southend of the property meets with the project. There is a concern with residences wandering in the woods and onto the property.

Peter Udrasols (10990 N 900 E, Brownsburg, IN 46112) – Concerned about the traffic increase at the entrance to the neighborhood.

Via Thomas (10940 CR 900 E, Brownsburg, IN 46112) – a concern not being addressed the wildlife activity is heavy. There should be more concern for the wildlife in the area.

No one online requesting to speak

Public hearing closed 7:02pm

Brian Tuohy (Tuohy Bailey & Moore, 50 South Meridian St., Suite 700 Indpls IN 46204) – addressing concerns of the public.

Concerns of wildlife disruption and transition; this area is a transition area with the future growth of Ronald Regan building and the light industrial area. Yes, there will be a change in wildlife. Traffic concerns, there was a traffic study completed, and this number of homes/traffic and the area can tolerate the increase in traffic.

As well as this project will be changing the width of the road to 34 feet wide.

Fencing commitment with a set amount of funding has been offered to other neighbors. There would be availability of funding for fencing if Mr. Mitchell is interested, however we cannot make the homeowners place a fence.

With the concerns of the zoning, if sold the new owner would have to come for a rezoning if wanting to build.

Discussion of WPC

Phillip Snoeberger – asked for confirmation regarding the maintenance of the buffer will be the responsibility of the HOA.

Brian Tuohy (Tuohy Bailey & Moore, 50 South Meridian St., Suite 700 Indpls IN 46204) – confirmed the HOA will be responsible to maintain the buffer.

Phillip Snoeberger – asked about changes in lot sizes. Reduced the 56' lot widths and increased the number of lots that are 65' in width.

The fencing commitment runs from 750 runs south along the eastern and turns and goes east and stops at the north end of the power line. Can the fence continue towards Wolfe Road. Make the same offer to the adjoining landowners.

Sean Blackburn, Lennar Homes of Indiana – (11555 N. Meridian St., Carmel IN 46032) – We felt that majority of the land was covered by the buffer and the landowner did not previously reach out. There are also easements that run through the property. The one landowner is ok with where the fencing is set to stop.

Tobe Thomas – Concern of transition, neighbors to the East and this build is encroaching on to their property. Have the Sanders or Hltties expressed concerns on the transition.

Brian Tuohy (Tuohy Bailey & Moore, 50 South Meridian St., Suite 700 Indpls IN 46204) – they have addressed concerns and have a lawyer representing on their behalf.

Phillip Snoeberger – appreciate the comments were heard with the changes made for Wolfe Road.

Tony Ridolfo, Jr (Hackman Hulett, LLP, 1620 West Oak St., suite 200 Zionsville, IN 460755) – representing the Sander’s family. Lennar has addressed their concerns.

Cheryl Hancock – Concerns with Wolfe Road entrance, appears to have an island in the road and why is the entrance directly aligned across from a home. Have there been conversations with the homeowner.

Sean Blackburn, Lennar Homes of Indiana – (11555 N. Meridian St., Carmel IN 46032) – There have not been any conversations with the homeowner. Currently there is an intersection at that entrance as to why the entrance is placed where it is.

Cheryl Hancock – suggested going to homeowner and offer screening.

Allan Henderson – if a passing blister is needed the entrance may need to be adjusted.

Sean Blackburn, Lennar Homes of Indiana – (11555 N. Meridian St., Carmel IN 46032) – concept plan entrance location is up in the air at this time. Working with planning staff and AES due to current power pole locations.

Cheryl Hancock – Have you considered buying right of way for access.

Sean Blackburn, Lennar Homes of Indiana – (11555 N. Meridian St., Carmel IN 46032) – yes, Lennar is currently looking into purchasing the right of way.

Brian Tuohy (Tuohy Bailey & Moore, 50 South Meridian St., Suite 700 Indpls IN 46204) – the island in the road does not need to be there and could be removed.

Sean Blackburn, Lennar Homes of Indiana – (11555 N. Meridian St., Carmel IN 46032) – can remove the island

Cheryl Hancock – appreciates Lennar going to the school board. The previous neighborhood was also focused on 55 and over age range but isn’t restricted and could there be restrictions.

Brian Tuohy (Tuohy Bailey & Moore, 50 South Meridian St., Suite 700 Indpls IN 46204) – Meet with the Lebanon superintendent and shared the floor plans and shared the target age of 55 but will not be placing restrictions of age on the neighborhood. There are school children of age in Cardinal Pointe and feels this area will have less children and the school will be able to accommodate.

Andrew McGee – maximum number of homes is 356 and committing to that with the rezone.

Brian Tuohy (Tuohy Bailey & Moore, 50 South Meridian St., Suite 700 Indpls IN 46204) – confirmed the maximum number of homes for the site is 356.

Andrew McGee – Add to the commitments, the fencing. There was a document of commitments that was sent to the Sander's lawyer and is also included in the document.

Brian Tuohy (Tuohy Bailey & Moore, 50 South Meridian St., Suite 700 Indpls IN 46204) – There is a long list of commitments sent to the Sander's lawyer and are included in the submitted paperwork as well.

Phillip Snoeberger – asked for confirmation from Ashley regarding the commitments. The maximum density and units stay with the land and would have to come to the WPC again.

Ashley Ulbricht, Taft Law – confirmed the zoning is attached to the land.

Nathan Harris – questions regarding the frontage road street parking. Looks that there is proposed on street parking.

Sean Blackburn, Lennar Homes of Indiana – (11555 N. Meridian St., Carmel IN 46032) – verified the frontage road will have parallel parking access. There will be a 5-foot sidewalks on each side of Wolfe Road with a larger green space between the road and sidewalks.

Nathan Harris – asked for clarification on the striping for the road and what it looks like.

Sean Blackburn, Lennar Homes of Indiana – (11555 N. Meridian St., Carmel IN 46032) – The additional road width was picked up when on street parking was removed from Wolfe Road, keeping the width to allow for farming equipment.

Todd Barker – will need to work with DPW, Town Engineer and streets to work through the striping in the primary platt.

Nathan Harris – Would like to address rental concerns and what the cap will be for this neighborhood.

Sean Blackburn, Lennar Homes of Indiana – (11555 N. Meridian St., Carmel IN 46032) – With a cap placed we felt we could have rental commitments. Not ready to make the commitment for ownership and duration of ownership.

Cheryl Hancock – are you allowing more than companies to own more than one in the neighborhood.

Sean Blackburn, Lennar Homes of Indiana – currently the commitments do not include limitations on number of rentals or property managers. When you are more restricted on rentals and placing a cap. Would be willing to decrease the cap from 20% to 17%.

Andrew McGee – It is easier to place the commitments prior to the HOA at a later time.

Sean Blackburn, Lennar Homes of Indiana – (11555 N. Meridian St., Carmel IN 46032) – we feel that we are restricted and feel a cap is sufficient on a community this size and this is the Lennar preference.

Andrew McGee – would like to discuss the cap percentage of rentals.

Phillip Snoeberger – if not looking to entertain the ownership period prior to renting the home, then reduce the cap percentage. Doing a flat cap of no more than a certain percentage of 16.

Andrew McGee – suggested 15% of rentals.

Phillip Snoeberger – 54 homes would be 15%.

Brian Tuohy (Tuohy Bailey & Moore, 50 South Meridian St., Suite 700 Indpls IN 46204) – agreed to 15% flat cap of rentals. The commitments will be modified to reflect the change in the cap of rentals.

Call for a Vote

Andrew McGee called for a motion of a favorable recommendation for **PC24-050-ZA**, zone map change rezone in accordance with the Indiana Code 36-7-46-02 with conditions as presented and described. There are 10 commitments; modification to the rental commitment - 6B 20% to 15% and the fencing that has been proposed, based on staff report, staff recommendation and findings of fact.

Nathan Harris seconded the motion, and the motion **Passed 6-0.**

6. NEW BUSINESS

a. **PC25-002-CP**

A request by Paws on Tap, LLC for Concept Plan approval for the construction of a one-story, 4,251 square foot office building on 1.1 acres between Albert S White Drive and Phipps Lane, Whitestown, Indiana.

Presentation:

Chad Johnson (10757 Pete Dye Ridge, Zionsville, IN 46077) – This is a concept of tap room concept with a variety of alcohols. You would be purchasing ounces trying new beverages. This will be a social venue for dogs and adults 21 and over, tap room and beer garden. Paws on Tap has already received approval for a liquor license for a dog friendly environment. There will be games offered within the beer garden. There is access to a walking trail from Paws on Tap. A BP gas station is located to the west. Paws on Tap will be located on a 1-acre lot, the building is approximately 2200 sq ft. There will be a warming kitchen with a closed door, per the health department. There will be an area where food can be ordered from the outdoor area as well. Exterior seating will be 4 season seating accommodations. Grass area is specifically geared to pets and will have appropriate drainage. There will be 30 taps inside and 10 taps outdoors. Pets must be leashed at all times and owners are responsible for their pets' behaviors. There are 30 parking spaces, and it will also include bike and golf cart parking. When each individual reaches their max volume of alcohol approval will be needed for additional purchases, they will have to see the owner or team member for the approval.

Staff Report: Allan Henderson, Planning Administrator - Staff is recommending approval of the Concept Plan; Docket PC25-002, the plan is in accordance with UDO 11.6 and matches the Land Use Map in the Comprehensive Plan which designates this area for commercial growth.

Public hearing opened 7:49pm

Ken Kingshill – (6515 E 750 S, Whitestown IN 46075) – Love the concept Paws on Tap is presenting. Currently concerned with the location and closeness to Meadows on Main. As Meadows on Main has increased police calls. Does not feel this is a good mix of having an establishment with alcohol within the close proximity of Meadows on Main.

Patricia Brown (6610 Ferguson Dr., Whitestown IN 46075) – lives directly across from the gas station. Concerning the noise from the establishment and will there be outdoor music.

No one online requesting to speak.

Public hearing closed 7:53pm

Chad Johnson 10757 Pete Dye Ridge, Zionsville, IN 46077 – addressing concerns, the establishment has a zero tolerance for the dogs or their owners. Do not see the neighboring complex an issue with the establishment. The outdoor music would only be acoustics. The total square footage includes the outdoor area as well. The Hours are 11:00am - 10:00pm. If there are concerns, please notify the establishment.

Discussion of WPC

Andrew McGee – there is a noise ordinance that is place until 10:00pm.

Nathan Harris – asked about parking spaces. Concerning about having enough parking spaces.

Allan Henderson – There are 4 parking spaces for every 1,000 square feet.

Chad Johnson 10757 Pete Dye Ridge, Zionsville, IN 46077 – the goal here is walking traffic, bike riders. There will be a walking path on ASW. Having the ability to connect egress. Not looking for the town to cover the walk path but would help draw in business.

Cheryl Hancock – the location is a concern due to the police traffic at the neighboring Meadows on Main. Feels that this is more of a bar than a tap room.

Chad Johnson 10757 Pete Dye Ridge, Zionsville, IN 46077 – this is a tap room, and Indiana does allow those not 21 to enter but a business owner discretion.

Cheryl Hancock - What will be the deciding factor of additional purchase of additional ounces prior to approval for additional purchase.

Nathan Harris – asked for clarity on the thought process on purchasing ounces of alcohol.

Chad Johnson 10757 Pete Dye Ridge, Zionsville, IN 46077 – the idea will be based off of pour my beer. The account must be activated each visit and can carry a running tab. There will be a QR code for tracking each visit and how much each person has purchased or poured from the self-serve taps.

Nathan Harris – what will be the initial limit be set for the self-pour taps?

Chad Johnson 10757 Pete Dye Ridge, Zionsville, IN 46077 – will start low and monitor traffic, data and how many trips are being made.

Cheryl Hancock – How will you help elevate issues if there are multiple police calls to the business how will you help elevate the calls.

Chad Johnson 10757 Pete Dye Ridge, Zionsville, IN 46077 – this will be addressed as the issues arise. The goal is to have a positive environment.

Chris Gipson – there are several establishments around town and there aren't an excessive number of calls. We want to promote positivity and pride the neighbors to do something positive.

Phillip Snoeberger – asked if the building sits at the south end of the property.

Chad Johnson 10757 Pete Dye Ridge, Zionsville, IN 46077 – confirmed the building location is on the south end of the property.

Phillip Snoeberger – would like confirmation of the building location. North of fire lane will that be a grass area?

Chad Johnson 10757 Pete Dye Ridge, Zionsville, IN 46077 – confirmed the building does sit on the side of the property and will face Alber S White. The area north of the fire line will need to be a detention area.

Cheryl Hancock – asked for clarity on the business hours.

Chad Johnson 10757 Pete Dye Ridge, Zionsville, IN 46077 -11:00am – 10:00pm

Tobe Thomas – there will be food served?

Chad Johnson 10757 Pete Dye Ridge, Zionsville, IN 46077 – hot dogs, wraps; bar food, currently building the menu. Paws on Tap will be a Level 2 food establishment. There will not be a fryer or grease hood on site.

Call for a Vote

Andrew McGee, called for a motion **Nathan Harris**, made a motion for **PC25-002-CP Paw on Tap Concept Plan**, as presented and described, based on staff report, staff recommendation and findings of fact and in accordance with the UDO 11.6.

Tobe Thomas seconded the motion, and the motion **Passed 5-1**

b. **PC25-003-DP Paws on Tap, LLC**

A request by Paws on Tap, LLC for Development Plan approval for the construction of a one-story, 4,251 square foot office building on 1.1 acres between Albert S White Drive and Phipps Lane, Whitestown, Indiana.

Presentation

Chad Johnson 10757 Pete Dye Ridge, Zionsville, IN 46077 – This is a concept of tap room concept with a variety of alcohols. You would be purchasing ounces trying new beverages. This will be a social venue for dogs and adults 21 and over, tap room and beer garden. Paws on Tap has already received approval for a liquor license for a dog friendly environment. There will be games offered within the beer garden. There is access to a walking trail from Paws on Tap. A BP gas station is located to the west. Paws on Tap will be located on a 1-acre lot, the building is approximately 2200 sq ft. There will be a warming kitchen with a closed door, per the health department. There will be an area where food can be ordered from the outdoor area as well. Exterior seating will be 4 season seating accommodations. Grass area is specifically geared to pets and will have appropriate drainage. There will be 30 taps inside and 10 taps outdoors. Pets must be leashed at all times and owners are responsible for their pets' behaviors. There are 30 parking spaces, and it will also include bike and golf cart parking. When each individual reaches their max volume of alcohol approval will be needed for additional purchases, they will have to see the owner or team member for the approval.

Staff Report: Allan Henderson, Planning Administrator

Staff is recommending conditional approval of the Development Plan; Docket PC25-003-DP, for the construction of Paws on Tap based on the following findings:

There will be conditions placed pending drainage approval.

Public hearing opened 7:49pm

Ken Kingshill – (6515 E 750 S, Whitestown IN 46075) – Love the concept Paws on Tap is presenting. Currently concerned with the location and closeness to Meadows on Main. As Meadows on Main has increased police calls. Does not feel this is a good mix of having an establishment with alcohol within the close proximity of Meadows on Main.

Patricia Brown (6610 Ferguson Dr., Whitestown IN 46075) – lives directly across from the gas station. Concerning the noise from the establishment and will there be outdoor music.

No one online requesting to speak.

Public hearing closed 7:53pm

Discussion of WPC

Andrew McGee – there is a noise ordinance that is in place until 10:00pm.

Nathan Harris – asked about parking spaces. Concerning about having enough

parking space and having enough spots.

Allan Henderson – There are 4 parking spaces for every 1,000 square feet.

Chad Johnson (10757 Pete Dye Ridge, Zionsville, IN 46077) – the goal here is walking traffic, bike riders. There will be a walking path on ASW. Having the ability to connect egress. Not looking for the town to cover the walk path but would help draw in business.

Cheryl Hancock – the location is a concern due to the police traffic at the neighboring Meadows on Main. Feels that this is more of a bar than a tap room.

Chad Johnson (10757 Pete Dye Ridge, Zionsville, IN 46077) – this is a tap room, and Indiana does allow those not 21 to enter but a business owner discretion.

Cheryl Hancock - What will be the deciding factor of additional purchase of additional ounces prior to approval for additional purchase.

Nathan Harris – asked for clarity on the thought process on purchasing ounces of alcohol.

Chad Johnson (10757 Pete Dye Ridge, Zionsville, IN 46077) – the idea will be based off of pour my beer. The account must be activated each visit and can carry a running tab. There will be a QR code for tracking each visit and how much each person has purchased or poured from the self-serve taps.

Nathan Harris – what will be the initial limit be set for the self-pour taps?

Chad Johnson (10757 Pete Dye Ridge, Zionsville, IN 46077) – will start low and monitor traffic, data and how many trips are being made.

Cheryl Hancock – How will you help elevate issues if there are multiple police calls to the business how will you help elevate the calls.

Chad Johnson (10757 Pete Dye Ridge, Zionsville, IN 46077) – this will be addressed as the issues arise. The goal is to have a positive environment.

Chris Gipson – there are several establishments around town and there aren't an excessive number of calls. We want to promote positivity and pride the neighbors to do something positive.

Phillip Snoeberger – asked if the building sits at the south end of the property.

Chad Johnson (10757 Pete Dye Ridge, Zionsville, IN 46077) – confirmed the building location is on the south end of the property.

Phillip Snoeberger – would like confirmation of the building location. North of fire lane will that be a grass area?

Chad Johnson (10757 Pete Dye Ridge, Zionsville, IN 46077) – confirmed the building does sit on the side of the property and will face Alber S White. The area north of the fire line will need to be a detention area.

Cheryl Hancock – asked for clarity on the business hours.

Chad Johnson (10757 Pete Dye Ridge, Zionsville, IN 46077) -11:00am – 10:00pm

Tobe Thomas – there will be food served?

Chad Johnson (10757 Pete Dye Ridge, Zionsville, IN 46077) – hot dogs, wraps; bar food, currently building the menu. Paws on Tap will be a Level 2 food establishment. There will not be a fryer or grease hood on site.

Cheryl Hancock – inquired about the liquor license.

Chad Johnson (10757 Pete Dye Ridge, Zionsville, IN 46077)- The liquor license is on escrow and will go against one of the Town's licenses.

Call for a Vote

Andrew McGee, called for a motion **Phillip Snoeberger**, made a motion for approval **PC25-0003-dP** development plan, conditionally based on the approval of the drainage plan being approved by Boone County, approval of the full civil plan to the Town of Whitestown, along with the staff report and staff recommendations and findings of fact. **Nathan Harris**, seconded the motion, and the motion **PASSED 5-1**

c. **PC25-004-CP Aspen Creek Grill**

A request by LandWorx Engineering, LLC for Concept Plan approval for the construction of a 7,000 sq ft one story sit-down restaurant on ±2.02 acre at 6031 Perry Worth Drive, Whitestown, Indiana.

Presentation

Ben Houle, PE, LandWorx Engineering (958 E Washington St, STE 100, Indpls IN 46202)– Seeking approval of a 7,000 sq ft restaurant located in Anson. The location of the restaurant there is the hotel to the north and Dicks Sporting Goods across the road. Aspen Creek Restaurant, this restaurant has the theme of longhorn steak house. Seating 250 guests. Will be seeking a parking variance in the future.

Staff Report: Allan Henderson, Planning Administrator -

Staff is recommending approval of the Concept Plan; Docket PC25-005-CP, for the Aspen Creek Grill 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.

Public hearing opened – 8:15p.m.

No one in the room to speak

No one online requesting to speak

Public hearing closed – 8:16 p.m.

Discussion of WPC:

Nathan Harris – happy to see a sit-down restaurant coming to Whitestown.

Cheryl Hancock – will there be liquor served.

Heather Belton Aspen Creek (13099 Park Side Dr, Fishers, IN 46038) – will be using our own getting one through ATC with the assistance of TAFT Law.

Tobe Thomas – how many employees will there be on staff.

Ben Houle, PE, LandWorx Engineering (958 E Washington St, STE 100, Indpls IN 46202)– there will be approximately 45 per shift. There will be up to a 100 total staff members. Over 45 employees on staff at opening to accommodate training.

Nathan Harris – Can you confirm how long has the Noblesville location been open.

Heather Belton Aspen Creek (13099 Park Side Dr, Fishers, IN 46038) – The Noblesville location has been open 7 years along with other locations in Texas.

Call for a Vote:

Andrew McGee called for a motion. **Phillip Snoeberger** made a motion to approve PC25-004-CP **Concept Plan** for Aspen Creek Grill, in accordance with the UDO 11.6, approval of the plan as presented and described in the staff report and staff recommendations and the submitted findings of fact **Cheryl Hancock**, seconded the motion, the motion **passed 6-0**

7. OTHER BUSINESS

- a. Board members – will be issuing town email addresses. Michael with IT will be available to coordinate. This will help move communications to the town by email and out of personal emails.

8. ANNOUNCEMENTS

- a. The Enclave at Whitestown is now The Haven. This is only a name change due to location of The Enclave in Zionsville.

9. ADJOURNMENT

Andrew McGee called for a motion, **Nathan Harris** made a motion to adjourn, **Tobe Thomas**, seconded the motion, and the motion **PASSED 6-0**. Meeting adjourned at

8:53pm

Signed by:

Andrew McGee

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Andrew McGee, Plan Commission President

DocuSigned by:

Allan Henderson

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Allan Henderson, Planning Administrator