

Whitestown Plan Commission

Meeting Minutes



WHITESTOWN

INDIANA

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

1. OPENING THE MEETING

- Call to Order: The meeting was called to order at 6:32 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 checked="" type="checkbox"/> Lauren Foley	<input type="checkbox"/> Noah Pappas, Planning Administrator
<input type="checkbox"/> Chris Gipson	<input checked="" type="checkbox"/> Shannon Downs, EA Dev. Services
<input checked="" type="checkbox"/> Cheryl Hancock	<input checked="" type="checkbox"/> Ashley Ulbricht, Town Attorney
<input checked="" type="checkbox"/> Nathan Harris	
<input type="checkbox"/> Tobe Thomas	

2. APPROVAL OF THE AGENDA

- Andrew McGee** called for a motion on the approval of agenda, **Phillip Snoeberger** made a motion to approve the agenda as presented seconded by Cheryl Hancock. Lauren Foley made a motion to combine PC25-005-CP, Ray Skillman Kia and PC25-006-CP Ray Skillman Hyundai into one presentation and two separate motions, **Nathan Harris**, seconded the motion, the motion **PASSED 5-0**

Phillip Snoeberger made a motion to combine PC25-009-PP Chase Bank & PC25-010-CP Chase Bank into one presentation and two separate motions, **Lauren Foley** seconded the motion, the motion **PASSED 5-0**

- Andrew McGee** Called for a motion on the approval of the February 10, 2025, meeting minutes. **Phillip Snoeberger** made a motion to approve the meeting minutes as presented, **Cheryl Hancock** seconded the motion, and hearing a second motion, the motion **PASSED 5-0**.

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

- None
No one online or in person requesting to speak.

4. PRESENTATIONS

a. None.

5. OLD BUSINESS

a. None.

6. NEW BUSINESS

a. **PC25-005-CP Ray Skillman Kia**

Presentation

Adam DeHart, Keeler-Webb Associates (486 Gradle Drive, Carmel Indiana 46032), also in attendance Kevin Aaron, CFO, Ray Skillman Auto Group.

Ray Skillman has been in business since 1979, there are 16 dealerships throughout Indiana. This is a relocation from the Ray Skillman dealership at the Lafayette Rd location. Hyundai will be on the southwest corner which is designated as lot one and there will be a storm water detention pond on lot two and the Kia dealership will be located the southeast lot / lot three. Seeking approval of the concept plans for both Kia and Hyundai dealerships.

The Hyundai dealership / lot 1 includes road improvements to Indianapolis Road. Providing a dedicated roadway "Ray Skillman Way" to the town's standards providing access to both dealerships. There will also sanitary sewer extension, there will be a storm water pond routed to an existing outlet. Kia dealership will be a 2-story building made of precast glass, and metal. Lighting photo metrics have been submitted to the town. This location will not have a body shop but will do some repair. Review of the landscaping plan, lower height plants in the front to allow customers to view the vehicles. The taller plants are at the rear around the pond. This project has been submitted for development plan.

Staff Report: Allan Henderson, Planning Administrator

This is a request for a approximately 30,000 sq ft showroom with 600 parking spaces. The site is located between I-65 and Indianapolis Road, south of Whitestown Parkway at approximately 6591 South Indianapolis Road. The parent site is 25.71 acres and will be subdivided into multiple lots. The site is zoned GB – General Business. This district is designed to include central business districts in established urban places. This district would be used for most types of business and service uses. Development in this district requires connection to public water and public sewers and development plan approval. In addition, the site is part of the I-65 Corridor Overlay which has an additional set of standards the site must meet. Meets all requirements of the Concept Plan and staff is recommending approval.

Public Hearing Opened 6:49pm

No one online requesting to speak or in attendance.

Public Hearing closed 6:50m

Discussion of WPC

Cheryl Hancock – inquired if the accessory storage building store batteries for both of the dealerships.

Adam DeHart, Keeler-Webb Associates (486 Gradle Drive, Carmel Indiana 46032)– confirmed that the building will be utilized by both dealerships.

Andrew McGee – asked if lighting would be dimmed during off hours.

Adam DeHart, Keeler-Webb Associates (486 Gradle Drive, Carmel Indiana 46032)– will comply with the UDO in place.

Lauren Foley – inquired about the hours of operation.

Adam DeHart, Keeler-Webb Associates (486 Gradle Drive, Carmel Indiana 46032) – confirmed hours of operation will be 7-7, will service customers if they are there later making a purchase.

Nathan Harris – asked if the UDO has a maximum of parking spaces for a dealership.

Allan Henderson – confirmed that there is not a set number of spaces for a dealership.

Call for a Vote

Andrew McGee, called for a motion **Phillip Snoeberger**, made a motion for approval **PC25-0005-CP** Concept Plan, Ray Skillman Kia in compliance UDO 11.6 & 11.8, aligns with the land use map and the comprehensive plan. The proposed concept plan meets the goals, objectives and policies of the comprehensive plan and submitted findings of fact, **Nathan Harris** seconded the motion, and the motion **PASSED 5-0**

b. **PC25-006-CP Ray Skillman Hyundai**

Presentation

Adam DeHart, Keeler-Webb Associates (486 Gradle Drive, Carmel Indiana 46032), also in attendance Kevin Aaron, CFO, Ray Skillman Auto Group.

Hyundai building will be approximately +/- 30,000 sq ft and has a smaller accessory building for battery storage for both dealerships. There was a request

for separation between the two dealerships as to why the location of the pond is between the two dealerships. Worked with the town on the intersection and curb cut locations. The landscape plan has been presented to the town.

Staff Report: Allan Henderson, Planning Administrator

The site is located between I-65 and Indianapolis Road, south of Whitestown Parkway at approximately 31,000, and 450 parking spaces. 6591 South Indianapolis Road. The parent site is 25.71 acres and will be subdivided into multiple lots. The site is zoned GB – General Business. This district is designed to include central business districts in established urban places. This district would be used for most types of business and service uses. Development in this district requires connection to public water and public sewers and development plan approval. In addition, the site is part of the I-65 Corridor Overlay which has an additional set of standards the site must meet. Staff feel all requirements of a concept plan have been met and have recommended approval.

Public hearing opened 6:49pm

No one online requesting to speak or in attendance.

Public hearing closed 6:50pm

Discussion of WPC

Cheryl Hancock – inquired if the accessory storage building store batteries for both of the dealerships.

Adam DeHart, Keeler-Webb Associates (486 Gradle Drive, Carmel Indiana 46032)– confirmed that the building will be utilized by both dealerships.

Andrew McGee – asked if lighting would be dimmed during off hours.

Adam DeHart, Keeler-Webb Associates (486 Gradle Drive, Carmel Indiana 46032)– will comply with the UDO in place.

Lauren Foley – inquired about the hours of operation.

Adam DeHart, Keeler-Webb Associates (486 Gradle Drive, Carmel Indiana 46032) – confirmed hours of operation will be 7-7, will service customers if they are there later making a purchase.

Nathan Harris – asked if the UDO has a maximum of parking spaces for a dealership.

Allan Henderson – confirmed that there is not a set number of spaces for a dealership.

Call for a Vote

Andrew McGee, called for a motion **Phillip Snoeberger**, made a motion for approval **PC25-0006-CP** Concept Plan, Ray Skillman Hyundai, in compliance with UDO 11.6 & 11.8, aligns with the comprehensive plan along with the staff report and staff recommendations and findings of fact. **Nathan Harris**, seconded the motion, and the motion **PASSED 5-0**

c. **PC25-007-DP Aspen Creek Grill**

Presentation

Evan West, Engineer (6217 North Temple Ave, Indpls, IN 46220) – proposing a development plan for Aspen Creek, located at Perry Worth Rd. and Gateway. The building will be approximately 7,000 square feet with 250 seats in the Anson development area. Aspen Creek has received a parking variance for 122 parking spaces. There will be two points of entry off of Perry Worth Road and a second off of Gateway Drive. Heather Belton, with Aspen Creek is in attendance virtually.

Staff Report: Allan Henderson, Planning Administrator – Request for development plan of a 7,000 sq ft restaurant with approximately 250 seats. The site is located at the intersection of Perry Worth Road and Gateway Drive, adjacent to Interstate 65. The site is one of the remaining lots in the original I-65 (Anson) Planned Unit Development. The site is 2.02 acres. The site is part of the original I-65 (Anson) PUD – Planned Unit Development in the Business District. The Business District is characterized by a mix of retail including big box stores and medium to small retail stores, restaurants: including sit-down, fast-casual and fast food, office and residential. The I-65 (Anson) PUD has development standards that apply to this site. In addition, the site is part of the I-65 Corridor Overlay which has an additional set of standards the site must meet. Meeting all requirements

for approval, there is a condition for landscaping in result of the approved parking variance.

Public hearing opened – 6:58p.m.

No one online requesting to speak or in attendance.

Public hearing closed – 6:59 p.m.

Discussion of WPC:

Phillip Snoeberger – inquired if the presented landscape plan includes the conditions of increased landscaping

Evan West – Plans presented in tonight's packet do not include the landscaping increase, there will be a new one submitted to staff.

Nathan Harris – asked for an elevation of the building to review the architectural standards for compliance.

Allan Henderson – Confirmed the elevations were reviewed and are in compliance with 1-65 overlay and PUD.

Call for a Vote:

Andrew McGee called for a motion. **Nathan Harris** made a motion to approve PC25-007-DP **Development Plan** for Aspen Creek Grill, in accordance with the UDO 11.6, approval of the plan with conditions of 50% increase in the landscape and described in the staff report and staff recommendations and the submitted findings of fact **Cheryl Hancock**, seconded the motion, the motion **passed 5-0**

d. **PC25-009-PP Chase Bank**

Presentation

Chad Mays, Kimley-Horn (500 E 96th St, ste 300, Indpls, IN 46240) – seeking approval of the concept plan on behalf of JP Morgan, Chase. The site is located southside of Whitestown Parkway located next to the Panda Express. This is a proposed Chase Bank on 1.42 acres with a 3,400 square-foot building with 28 parking spaces. This is within the Anson PUD. Review of presentation. There will be an ATM located on the west side of the building.

Staff Report: Allan Henderson, Planning Administrator

This is a request for Preliminary Plat approval Staff feel this meets all the requirements for approval. The site is located at approximately 6711 Whitestown Parkway. The 1.42-acre site is an out lot of the Lowes development, between Panda Express and State Bank. The site is part of the I-65 (Anson) Planned Unit

Development (PUD). In addition to the Unified Development, the I-65 PUD carries another level of development standards the site is subject too. Staff feel the requirements are met for a primary plat approval.

Public hearing opened 7:05pm

No one online requesting to speak or in attendance.

Public hearing closed 7:06pm

Discussion of WPC

Cheryl Hancock – asked if there would be a drive-up service windows.

Chad – confirmed the only drive-up services available will be the ATM.

Cheryl Hancock – asked if Lowe's will be in compliance with parking spaces.

Allan – confirmed Lowe's will be in compliance and there is parking agreement in place with Lowe's and Chase Bank.

Chad Mays, Kimley-Horn (500 E 96th St, ste 300, Indpls, IN 46240) – confirmed there are 60 shared spaces between Chase Bank and Lowe's.

Nathan Harris – looking forward to the use of space and not just being minimally used parking spaces.

Call for a Vote

Andrew McGee, called for a motion, **Phillip Snoeberger** made a motion for approval **PC25-009-PP** preliminary Plat, for Chase Bank as it is in accordance with UDO 9.2D and as presented with the staff report and staff recommendations and findings of fact. **Lauren Foley**, seconded the motion, and the motion **PASSED 5-0**

e. **PC25-010-CP Chase Bank Presentation**

Chad Mays, Kimley-Horn (500 E 96th St, ste 300, Indpls, IN 46240) – seeking approval of the concept plan on behalf of JP Morgan, Chase. The site is located southside of Whitestown Parkway located next to the Panda Express. This is a proposed Chase Bank on 1.42 acres with a 3,400 square-foot building with 28 parking spaces. This is within the Anson PUD. Review of presentation. There will be an ATM located on the west side of the building.

Staff Report: Allan Henderson, Planning Administrator

This request is for a concept plan approval. The site is located at approximately 6711 Whitestown Parkway. The 1.42-acre site is an out lot of the Lowes development, between Panda Express and State Bank. The site is part of the I-65 (Anson) Planned Unit Development (PUD). In addition to the Unified Development, the I-65 PUD carries another level of development standards the site is subject too. Meeting all requirements and staff are recommended approval of the concept plan.

Public Hearing opened 7:05pm

No one online requesting to speak or in attendance.

Public Hearing closed 7:06pm

Discussion of WPC

Cheryl Hancock – asked if there would be a drive-up service windows.

Chad – confirmed the only drive-up services available will be the ATM.

Cheryl Hancock – asked if Lowe's will be in compliance with parking spaces.

Allan – confirmed Lowe's will be in compliance and there is parking agreement in place with Lowe's and Chase Bank.

Chad Mays, Kimley-Horn (500 E 96th St, ste 300, Indpls, IN 46240) – confirmed there are 60 shared spaces between Chase Bank and Lowe's.

Nathan Harris – looking forward to the use of space and not just being minimally used parking spaces.

Call for a Vote

Andrew McGee, called for a motion **Cheryl Hancock**, made a motion for approval **PC25-0010-CP** concept plan, in accordance with the UDO 11.6, plan based on staff report, staff recommendation and the findings of fact. **Nathan Harris**, seconded the motion, and the motion **PASSED 5-0**

7. OTHER BUSINESS

8. ANNOUNCEMENTS

- a. The Development Services has filled the open position, Noah Pappas will be

-
- attending the meetings after May.
- b. Next meeting is April 14, 2025

9. ADJOURNMENT

Andrew McGee called for a motion, **Cheryl Hancock** made a motion to adjourn, and the motion **PASSED 5-0**. Meeting adjourned at 7:11pm

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