

# Whitestown Plan Commission

## Meeting Minutes



# WHITESTOWN

INDIANA

HEARING DATE: April 14, 2025, AT 6:30 PM

### 1. OPENING THE MEETING

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

### 2. APPROVAL OF THE AGENDA

- a. **Andrew McGee** called for a motion on the approval of agenda, **Phillip Snoeberger** made a motion to combine New Business items a. & b. Townplace suites, into one presentation, two separate motions, and combine New Business items c. d. & e. into one presentation and three separate motions. Second, by **Cheryl Hancock**, the motion **PASSED 7-0**
- b. **Andrew McGee** Called for a motion on the approval of the March 10, 2025, meeting minutes. **Cheryl Hancock** made a motion to approve the meeting minutes as presented, **Lauren Foley** seconded the motion, the motion **PASSED 7-0**.

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

- a. Kevin Russell – 6123 Golden Eagle Drive; thanked the staff on the improvements to the AV equipment. Would like to address traffic concerns with the approval of Cardinal Estates and the continued growth towards 750. With the increased traffic on 750 and Indianapolis Road the roads should be evaluated.

No one online requesting to speak.

### 4. PRESENTATIONS

- a. None.

### 5. OLD BUSINESS

- a. None.

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6. NEW BUSINESS

a. **PC25-013-APP Townplace Suites**

**Presentation**

Rusty Spiars (Spiars Engineering, 1666 Williams Way, Zionsville IN 46077), representing Jarieet Investment Corporation. Requesting approval for the division of MS lot 3 and Townplace suites and Spring Hill suites a dual brand hotel and the approval of the Concept Plan.

**Staff Report: Todd Barker, Director of Development Svcs.**

The proposed Amendment to the Primary Plat is subdividing it into two lots a 3.2 +/- acre lot and a 1.43 +/- acre lot. This lot is located north of Perry Worth Rd and Juniors Way. The concept plan approval is the second piece to the request. This location will have an entrance off both Junior's Way and Perry Worth (shared access with the lot to the north). This will be a 20,000 sq ft hotel with 136 rooms. There is a request going to BZA for a height variance. This division of lots 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 mixed use – commercial, office, residential. The proposed Preliminary Plat meets other goals, objectives, and policies of the Comprehensive Plan. Staff is recommending approval of the Amended Primary Plat, replat of Lot 3 Emmis Primary Plat; Docket PC25-013-APP.

**Public Hearing Opened at 6:42pm**

No one online or in attendance requesting to speak.

**Public Hearing closed at 6:43m**

**Discussion of WPC**

Nathan Harris – asked if a height variance is being requested will that impact the decision of concept plan?

Todd Barker – The variance would impact the development plan. If the variance isn't approved, they would need to amend their development plans.

Andrew McGee – inquired about the variance that is being requested.

Todd Barker – will review the BZA case and follow up.

**Call for a Vote**

**Andrew McGee**, called for a motion **Cheryl Hancock**, made a motion for approval **PC25-013-APP Townplace suites, Primary Plat, Nathan Harris** seconded the motion, and the motion **PASSED 7-0**

b. **PC25-014-CP Townplace Suites**

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### **Presentation**

Rusty Spiars (Spiars Engineering, 1666 Williams Way, Zionsville IN 46077), representing Jarieet Investment Corporation. Requesting approval for the division of MS lot 3 and Townplace suites and Spring Hill suites a dual brand hotel and the approval of the Concept Plan.

### **Staff Report: Todd Barker, Director of Development Svcs.**

The proposed Amendment to the Primary Plat is subdividing it into two lots a 3.2 +/- acre lot and a 1.43 +/- acre lot. This lot is located north of Perry Worth Rd and Juniors Way. The concept plan approval is the second piece to the request. This location will have an entrance off both Junior's Way and Perry Worth (shared access with the lot to the north). This will be a 20,000 sq ft hotel with a 136 rooms. There is a request going to BZA for a height variance. This division of lots 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 mixed use – commercial, office, residential. The proposed Preliminary Plat meets other goals, objectives, and policies of the Comprehensive Plan. Staff is recommending approval of the Amended Primary Plat, replat of Lot 3 Emmis Primary Plat; Docket PC25-013-APP.

### **Public hearing opened at 6:42pm**

No one online or in attendance requesting to speak.

### **Public hearing closed at 6:43pm**

### **Discussion of WPC**

Nathan Harris – asked if a height variance is being requested will that impact the decision of concept plan?

Todd Barker – The variance would impact the development plan. If the variance isn't approved, they would need to amend their development plans.

Andrew McGee – inquired about the variance that is being requested.

Todd Barker – will review the BZA case and follow up.

### **Call for a Vote**

**Andrew McGee**, called for a motion **Nathan Harris**, made a motion for approval **PC25-014-CP Concept Plan**, Townplace suites, based on the staff report and recommendations, along with the submitted findings of fact. **Tobe Thomas**, seconded the motion, and the motion **PASSED 7-0**

#### **c. PC25-015-DP Ray Skillman Kia**

### **Presentation**

Adam Dehart (Project Manager, Keeler-Webb & Associates, 486 Gradle Dr, Carmel IN 46032) Also in attendance is Bill Skillman, owner and operator of Ray Skillman Auto Group. The Skillman's have been in business since 1961, they are looking to

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relocate 2 locations from the Pike Plaza area. This project will be for two dealership and a pond on approximately 16 acres. Review of primary plat, there will be a dedicated right of way as part of this project. Seeking approval of the primary plat and development plans for both dealerships. Review of building elevations for the accessory building, which will match the main buildings. There will not be any body work done at these locations. There will not be any connections to interstate 65. There will be a corporate office on the second floor of the Kia building. The landscaping plan submitted is an alternative plan that was completed with the town.

**Staff Report: Todd Barker, Director of Development Svcs.**

A request by Skillman Realty North, LLC for **Development Plan** approval for the construction of a two-story, 30,498 square foot Kia Dealership on +/- 6.8 acres at 6591 South Indianapolis Road, Whitestown, Indiana.

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 meets other goals, objectives, and policies of the Comprehensive Plan including encouraging sustainable and infill growth. Staff is recommending approval of the Ray Skillman Kia Development Plan; Docket PC25-015-DP.

**Public hearing opened at 7:01p.m.**

Kevin Russell (6123 Golden Eagle Dr. Zionsville IN 46077) – would like to see a center turn lane added with this project to help elevate traffic in the area.

No one online requesting to speak.

**Public hearing closed at 7:04 p.m.**

**Discussion of WPC:**

Cheryl Hancock – asked about the two entrances and the closeness between them.

Nathan Harris – asked if there were discussion about future improvements or a center turn lane for this location and project? .

Todd Barker – When traffic studies are performed they are evaluating peak traffic times. The peak traffic times from TPCC and the dealerships alternate peak times.

Tobe Thomas – asked what would have to happen for this discussion to begin about a center lane and road improvements.

Todd Barker – for further discussion on adding a center turn lane the WPC could ask the town engineer to review further.

Chou-il Lee, town attorney (Taft Law office) – the steps would be that engineering would have already reviewed prior to the project being presented at WPC to see

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what the impacts are and provided their opinions. When looking to make modifications to road, we need to take into account that the MUTCD and traffic flow are being followed. If engineering had a concern they would have made recommendations for the project.

Tobe Thomas – there is concern of traffic flow with the residents and other growth in that area bringing traffic congestion. What is the timing of the project with the other projects in the area.

Adam Dehart (Project Manager, Keeler-Webb & Associates, 486 Gradle Dr, Carmel IN 46032) – for our project the modifications to Indianapolis Road have been made into compliance with the town's specifications. Work being done in the right of way will be completed quickly and in compliance with standards.

Nathan Harris – when is construction to begin and how long will the project take to complete.

Adam Dehart (Project Manager, Keeler-Webb & Associates, 486 Gradle Dr, Carmel IN 46032) – Have recently been given approval from Kia and Hyundai for the project to begin. We will begin once we have all the information from contractors. The goal is to begin with in a month and hope to be completed and selling cars this time next year. This project will be 12-13 months long.

Nathan Harris – there doesn't seem to be a lot of traffic at a dealership.

Adam Dehart (Project Manager, Keeler-Webb & Associates, 486 Gradle Dr, Carmel IN 46032) – these businesses will have 50-60 employees and there will be minimal traffic daily. Estimation is approximately 120 vehicles daily entering/exiting the dealerships.

Chou-il, town attorney (Taft Law office) – explained an impact fee process the town could consider with project to help maintain roads.

**Call for a Vote:**

**Andrew McGee** made a motion to approve **PC25-015-DP Development Plan** for Ray Skillman Kia, based on the staff report and submitted findings of fact **Cheryl Hancock**, seconded the motion, the motion **passed 7-0**

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d. **PC25-016-DP Ray Skillman Hyundai**

**Presentation**

Adam Dehart (Project Manager, Keeler-Webb & Associates, 486 Gradle Dr, Carmel IN 46032) Also in attendance is Bill Skillman, owner and operator of Ray Skillman Auto Group. The Skillman's have been in business since 1961, they are looking to relocate 2 locations from the Pike Plaza area. This project will be for two dealership and a pond on approximately 16 acres. Review of primary plat, there will be a dedicated right of way as part of this project. Seeking approval of the primary plat and development plans for both dealerships. Review of building elevations for the accessory building, which will match the main buildings. Will not be completing any planned body work at these locations. There will not be any connections to interstate 65. There will be a corporate office on the second floor of the Kia building. The landscaping plan is an alternative plan that was completed with the town.

**Staff Report: Todd Barker, Director of Development Svcs.**

A request by Skillman Realty North, LLC for Development Plan approval for the construction of a two-story, 31,879 square foot Hyundai Dealership on +/- 6.0 acres at 6581 South Indianapolis Road, Whitestown, Indiana.

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 meets other goals, objectives, and policies of the Comprehensive Plan including encouraging sustainable and infill growth. Staff is recommending approval of the Ray Skillman Hyundai Development Plan; Docket PC25-016-DP.

**Public hearing opened at 7:01pm**

Kevin Russell (6123 Golden Eagle Dr. Zionsville IN 46077) – would like to see a center turn lane added with this project to help elevate traffic in the area.

No one online requesting to speak

**Public hearing closed at 7:04pm**

**Discussion of WPC**

Cheryl Hancock – asked about the two entrances and the closeness between them.

Nathan Harris – asked if there were discussion about future improvements or a center turn lane for this location and project?

Todd Barker – When traffic studies are performed they are evaluating peak traffic times. The peak traffic times from TPCC and the dealerships alternate peak times.

Tobe Thomas – asked what would have to happen for this discussion to begin about a center lane and road improvements.



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Todd Barker – for further discussion on adding a center turn lane the WPC could ask the town engineer to review further.

Chou-il Lee, town attorney (Taft Law office) – the steps would be that engineering would have already reviewed prior to the project being presented at WPC to see what the impacts are and provided their opinions. When looking to make modifications to road, we need to take into account that the MUTCD and traffic flow are being followed. If engineering had a concern they would have made recommendations for the project.

Tobe Thomas – there is concern of traffic flow with the residents and other growth in that area bringing traffic congestion. What is the timing of the project with the other projects in the area.

Adam Dehart (Project Manager, Keeler-Webb & Associates, 486 Gradle Dr, Carmel IN 46032) – for our project the modifications to Indianapolis Road have been made into compliance with the town's specifications. Work being done in the right of way will be completed quickly and in compliance with standards.

Nathan Harris – when is construction to begin and how long will the project take to complete.

Adam Dehart (Project Manager, Keeler-Webb & Associates, 486 Gradle Dr, Carmel IN 46032) – Have recently been given approval from Kia and Hyundai for the project to begin. We will begin once we have all the information from contractors. The goal is to begin with in a month and hope to be completed and selling cars this time next year. This project will be 12-13 months long.

Nathan Harris – there doesn't seem to be a lot of traffic at a dealership.

Adam Dehart (Project Manager, Keeler-Webb & Associates, 486 Gradle Dr, Carmel IN 46032) – these businesses will have 50-60 employees and there will be minimal traffic daily. Estimation is approximately 120 vehicles daily entering/exiting the dealerships.

Chou-il, town attorney (Taft Law office) – explained an impact fee process the town could consider with project to help maintain roads.

**Call for a Vote**

**Andrew McGee, PC25-016-DP Development Plan**, for Ray Skillman Hyundai as presented with the staff report and staff recommendations and submitted findings of fact. **Lauren Foley**, seconded the motion, and the motion **PASSED 7-0**

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e. **PC25-017-PP Ray Skillman**

**Presentation**

None

**Staff Report: Todd Barker, Director of Development Svcs.**

**Discussion of WPC**

Todd Barker – recommended for continuance to next scheduled meeting.

**Call for a Vote**

**Andrew McGee**, made a motion for continuance to the next scheduled plan commission meeting for **PC25-017-PP** primary plat, **Lauren Foley**, seconded the motion, and the motion **PASSED 7-0**

f. **PC25-018-PP Beckman Park**

**Presentation**

Brett Huff (Kimley-Horn, 500 E 96<sup>th</sup> St, suite 300, Indpls IN 46240) also in attendance Adam Braun, Braun Property Development – today seeking approval of the preliminary plat. There will be 4 different lot types, ranging from 75-foot lots – 40-foot lots that will be rear loading.

**Staff Report: Todd Barker, Director of Development Svcs.** This project is the Northeast corner of 650 E & 200 S. This first phase will include single family homes. Overall, this is a larger project that will include commercial as well. The first phase will be 74 acres.

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 and infill growth. Staff is recommending approval of the Beckman Park Southeast Preliminary Plat; Docket PC25-018-PP.

**Public Hearing opened at 7:27pm**

No one online or in attendance requesting to speak.

**Public Hearing closes at 7:28pm**

**Discussion of WPC**

Cheryl Hancock – was asking for clarification of lot size for this phase of the project.

Brett Huff – The 75-foot lots are along the top and the minimum will be 50-foot



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lots. There is also a buffer area in this phase.

Tobe Thomas – will these be custom home sites or will you be working with a builder.

Adam Braun – Hallmark Homes, Inc. is the only confirmed builder at this time. It is likely there could be an additional builder joining.

**Call for a Vote**

**Andrew McGee**, called for a motion **Cheryl Hancock**, made a motion for approval **PC25-018-PP Preliminary Plat**, based on staff report, staff recommendation and the findings of fact. **Tobe Thomas**, seconded the motion, and the motion **PASSED 7-0**

- g. **PC25-020-DP Chase Bank (staff corrected the case number upon review, it was incorrectly listed on the agenda as PC25-019-DP Chase Bank)**

**Presentation**

Chad Mays (Kimley-Horn, 500 E 96<sup>th</sup> St, suite 300, Indpls IN 46240) – presenting on behalf of JP Morgan, Chase Bank for the approval of the development plan. The Chase Bank will be located west of the Panda Express. This location is located on 1.42 acres, will have 22 parking spaces and will be 3,400 sq ft building space. This project is part of the Anson PUD. Shared the site plan and elevations for the project.

**Staff Report: Todd Barker, Director of Development Svcs.**

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 meets other goals, objectives, and policies of the Comprehensive Plan including encouraging sustainable and infill growth. Staff is recommending approval of the Chase Bank Development Plan; Docket **PC25-020-DP**.

This will be located in the parking lot on the north side of the Lowe's. Chase Bank and Lowe's worked together on parking.

**Public Hearing opened at 7:37pm**

No one online or in attendance requesting to speak.

**Public Hearing closed at 7:38pm**

**Discussion of WPC**

Nathan Harris – inquired if this location will be a full services bank with onsite staff and do you know the number of employees that will be there daily.

Chad Mays (Kimley-Horn, 500 E 96<sup>th</sup> St, suite 300, Indpls IN 46240) – can not

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confirm the number of employees that will be there daily.

Cheryl Hancock – asked for clarification on a drive-up window as there doesn't appear to be one at this location.

Chad Mays (Kimley-Horn, 500 E 96<sup>th</sup> St, suite 300, Indpls IN 46240) – confirmed there is not a drive-up window but an ATM.

**Call for a Vote**

**Andrew McGee**, called for a motion **Tobe Thomas**, made a motion for approval **PC25-020-DP Development Plan**, Chase Bank based on staff report, staff recommendation and the findings of fact. **Nathan Harris**, seconded the motion, and the motion **PASSED 7-0**

h. **PC25-001-Padgett Commons TIF Resolution**

**Presentation**

Todd Barker, Director of Planning & Development – Once the RDC has considered new economic development areas, the next step is for that information to come to the WPC. The WPC will need to verify that the areas are consistent with growth and development plans of the town as proposed economic development areas. PC25-001 is for the Padgett Commons, this is economic development area is related to the TIF assistance. PC25-001 is related to the new economic development area, Padgett Commons and the RDC pulled this area out of the existing INDOT TIF. We will still be pledging the 50% as the INDOT TIF was set up to do. This will an economic development and allocation area specifically for Padgett Commons. PC25-002 is a consolidation of TIF districts into one larger district and including right of way that connects the Perry EDA on the west of 65 with the amended INDOT and Anson, Anson expansion and Maple Grove to the East (as indicated in the provided maps. The older bond are generating more than their bond commitments have. By doing the consolidation it will allow the use of the additional funding to use towards the Padget Commons project. The WPC action doesn't impact the EDA's. The WPC action is to make sure these are consistent with the comprehensive plans, growth and development.

**Discussion of WPC**

Cheryl Hancock – asked if the consolidation will start a new timeline for the Perry TIF.

Todd Barker – verified that the areas being consolidated but there will not be any adjustments made to the timelines of the TIF's existing areas.

Andrew McGee – asked for clarification on the RDC approval.

Todd Barker – confirmed that RDC has already approved the Declaratory Resolutions associated with **PC25-001 & PC25-002** at the April 2025 RDC meeting. This step comes to the WPC once the RDC has voted and approved the resolution.

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### **Call for a Vote**

**Andrew McGee**, called for a motion **Nathan Harris**, made a motion for approval **PC25-001-Padgett Commons TIF Resolution**. **Cheryl Hancock**, seconded the motion, and the motion **PASSED 7-0**

### **i. | PC25-002-Padgett Commons Resolution**

#### **Presentation**

Todd Barker, Director of Planning & Development – Once the RDC has considered new economic development areas, the next step is for that information to come to the WPC. The WPC will need to verify that the areas are consistent with growth and development plans of the town as proposed economic development areas. PC25-001 is for the Padgett Commons, this is economic development area is related to the TIF assistance. PC25-001 is related to the new economic development area, Padgett Commons and the RDC pulled this area out of the existing INDOT TIF. We will still be pledging the 50% as the INDOT TIF was set up to do. This will be an economic development and allocation area specifically for Padgett Commons. PC25-002 is a consolidation of TIF districts into one larger district and including right of way that connects the Perry EDA on the west of 65 with the amended INDOT and Anson, Anson expansion and Maple Grove to the East (as indicated in the provided maps. The older bonds are generating more than their bond commitments have. By doing the consolidation it will allow the use of the additional funding to be used towards the Padgett Commons project. The WPC action doesn't impact the EDA's. The WPC action is to make sure these are consistent with the comprehensive plans, growth and development.

#### **Discussion of WPC**

Cheryl Hancock – asked if the consolidation will start a new timeline for the Perry TIF.

Todd Barker – verified that the areas being consolidated but there will not be any adjustments made to the timelines of the TIF's existing areas.

Andrew McGee – asked for clarification on the RDC approval.

Todd Barker – confirmed that RDC has already approved the Declaratory Resolutions associated with **PC25-001 & PC25-002** at the April 2025 RDC meeting. This step comes to the WPC once the RDC has voted and approved the resolution.

### **Call for a Vote**

**Andrew McGee**, called for a motion **Nathan Harris**, made a motion for approval **PC25-001-Padgett Commons Resolution**. **Lauren Foley**, seconded the motion, and the motion **PASSED 7-0**

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7. OTHER BUSINESS

- a. PC25-011-SP Wally's  
Todd Barker – this is informational as the Secondary Plat for Wally's has been approved and processed.  
Andrew McGee – asked if there was a timeframe for Wally's  
Todd Barker
- b. PC25-012-SP Windswept Farms Section 2  
Todd Barker – This is informational as the Secondary Plat for Windswept Farms Section 2 has been approved and processed.
- c. PC25-019-SP Jackson Run Southeast Section 3  
Todd Barker – This is informational as the Secondary Plat for Jackson Run Southeast Section 3 has been approved and processed.
- d. PC25-021-SP-Chase Bank (staff corrected the case number upon review, it was incorrectly listed on the agenda as PC25-020-SP Chase Bank)  
Todd Barker – This is informational as the Secondary Plat for Chase Bank has been approved and processed.

8. ANNOUNCEMENTS

- a. None

9. ADJOURNMENT

**Andrew McGee** called for a motion, **Phillip Snoeberger** made a motion to adjourn, and **Cheryl Hancock** seconded the motion **PASSED 7-0**. Meeting adjourned at 7:47pm

  
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Andrew McGee, Plan Commission President

  
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Todd Barker, Planning Director