

MEETING MINUTES

WHITESTOWN BOARD OF ZONING APPEALS



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6210 Veterans Drive 📍
Whitestown, IN 46075 📍

WHITESTOWN BOARD OF ZONING APPEALS Thursday, May 1, 2025 AT 6:30 PM Meeting Minutes

1. OPENING THE MEETING

- a. Call to Order - 6:30p.m.
- b. Pledge of Allegiance
- c. Roll Call

BZA Members

- ☒ Ken Kingshill, Chair
- ☐ Andrew McGee, Vice Chair
- ☒ Lewis Eakins
- ☒ Shelby Hasz
- ☒ Phillip Snoeberger

Whitestown Staff

- ☐ Todd Barker, AICP, CPM, Director of Development Services
- ☒ Allan Henderson, Planning Administrator
- ☒ Shannon Downs, EA of Development Services
- ☒ Chou-il Lee, Taft Law, Town Attorney

2. APPROVAL OF THE AGENDA

- a. Approval of March 6, 2025, meeting minutes
Motion: Phillip Snoeberger made a motion to **APPROVE** the March 6, 2025, minutes as presented, seconded by **Lewis Eakins**. Motion **Passed 4-0**.

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 (Public Hearing)

a. BZA25-006 – DSV Townplace Suites

A request by Jaipreet Investment Corporation for a **Development Standards Variance** from UDO 2.6 (D) Building Requirements to allow for an increase in building height from 50' to 60' at 5887 Perry Worth Road, Whitestown, IN

Presentation:

Jon Dobosiewicz (Land use Professional, Nelson & Frankenberger, 550 Congressional Blvd. Suite 210, Carmel, IN 46032) also in attendance Rusty Spiars, Spiars Engineering, LLC. Tonight, a request is being made for a height variance from 40 to 6- feet for a 136-room hotel. A presentation was shared on the location of 3.2 acres, site plan and elevation which is zoned Mu-Cor. The proposed height will accommodate a 5-story building on the corner of Juniors Way. This request is also in agreement with the comprehensive plan.

Staff Report: Allan Henderson, Planning Administrator

BZA25-006-DSV, is a development variance request from UDO 2.6, 6D. This is a request to increase the building height for a non-residential building from 40 feet to 60 feet. This building is located in the Mu-Cor district. The proposed project is located in district #5. Within the Mu-Cor is a MUOSR and there is a building height of 50 feet. The Mu-Cor has a building height of 40 feet. The urban development district that is adjacent to the site has a building height of 75 feet. There are a variety of building heights surrounding the project area. Comparison data provided of similar buildings in the area and their heights. Staff support the variance request based on the information provided. Townplace Suites is to construct a five-story, approximately 20,000 square foot hotel on a 3.2-acre site. The hotel will have approximately 136 rooms.

The site is Lot #3 of the Emmis Subdivision (PC21-025-PP) which created 5 lots. A development proposal was previously filed for Lot #3, the Warhorse Storage (PC22- 074-CP & PC23-003-DP). The project was never completed.

The 2022 Whitestown Comprehensive Plan includes the site in Special Development Area #5: Midpoint East – the area east of the midpoint interchange (Exit 131). Most of the area is contained within the I-65 (Anson) Planned Unit Development (PUD). The area is truly comprised of mixed use with commercial and light industrial in the I-65 (Anson) PUD and apartments and another hotel in the area immediately outside of the PUD. Specifically, in the PUD the zoning districts are the Town center Business District and the Business District.

Public Hearing:

Floor opened for public hearing at 6:40p.m.

No requests to speak online or in attendance.

Floor closed to public hearing at 6:41p.m.

Discussion of BZA:

Ken Kingshill – asked the board if there are questions for the petitioners or staff.

Ken Kingshill – What is most important is what is currently built out. The proposed hotel will be the highest proposed height currently in the town and the location on the freeway is a good location for this type of height and structure.

Ken Kingshill – asked if the senior living center is included in the data.

Allan Henderson - confirmed that it is not included in the data.

Phillip Snoeberger – review of the surrounding buildings to the apartments. Feels this will provide some sound proofing to the surrounding buildings/businesses. Looking at the comparable buildings in the area are only about a 5-foot difference in building height. Does not feel this building is out of line with what we have currently built.

Lewis Eakins – asked if Townplace has a building standard and is this different than any other of their buildings.

Jon Dobosiewicz (Land use Professional, Nelson & Frankenger, 550 Congressional Blvd. Suite210, Carmel, IN 46032) – yes this build is unique. This building is a co-branded building and is larger than other Townplace Suites. The typical buildings are not co-branded and are smaller in size.

Rusty Spiars (civil engineer, Spiars Engineering) – the 5-story is not an unusual height for hotels, especially for the co-branding, and the location. The current site will also need to have dirt brought into majority of the site.

Shelby Haaz – reviewed other location building heights of surrounding Townplace Suites. Would like to discuss why the town should support a 5-story hotel at this location. The other 5-story location is downtown Indianapolis. The locations reviewed are not located near housing districts.

Jon Dobosiewicz (Land use Professional, Nelson & Frankenger, 550 Congressional Blvd. Suite210, Carmel, IN 46032) – Shared that there weren't concerns from police or fire to service a building of this size. There is a new hotel location in Westfield recently built near the multi-family area.

Ken Kingshill – with the hotel being close to the freeway and to a multi-family, this is a good transition area. This will help block some of the view to the freeway for the multi-family.

Jon Dobosiewicz (Land use Professional, Nelson & Frankenger, 550 Congressional Blvd. Suite210, Carmel, IN 46032) – shared that there is stair

stepping as part of the building. There is a single-story portion of the building next to the multi-family, the taller portion of the building faces Perry Worth road.

Ken Kingshill – doesn't feel the 5-foot difference is that much of a difference and the location being next to the freeway is a good transition and location.

Shelby Haaz – asked for clarification on the heights for the area zoned in for the hotel.

Allan Henderson, Planning Administrator – confirmed that the variance is 40 foot to 60 foot.

Ken Kingshill – asked for any additional questions or comments.

Motion: Phillip Snoeberger made a motion to approve as BZA25-006-DSV, **Development Standards Variance**, Townplace Suite is consistent with UDO 11.15 F2 and the findings of fact, staff report and staff recommendations with the submitted findings of fact and substantial compliance with the submitted site plans Seconded by **Lewis Eakins** Motion **Passed 3-1**.

7. OTHER BUSINESS

- a. None

8. ANNOUNCEMENTS

- a. None

9. ADJOURNMENT

Motion: Phillip Snoeberger made a motion to adjourn Seconded by **Lewis Eakins**. Motion **Passed 4-0**. Meeting adjourned at 6:57p.m.

The next regular meeting is scheduled for **June 5, 2025**, at 6:30 PM.


Ken Kingshill, Chairperson


Allan Henderson, Zoning Administrator