



WHITESTOWN

INDIANA

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

1. OPENING THE MEETING

- a. Call to Order: The meeting was called to order at 6:30 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 checked="" type="checkbox"/> Noah Pappas, Planning Administrator
<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"/> Ashley Ulbricht, Town Attorney
<input type="checkbox"/> Nathan Harris	<input 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 amend the agenda and combine PC25-033CP Gerber Collision & Glass & PC25-034-CP Gerber Collision & Glass into one presentation and two motions and combine PC25-035-CP Bridal Oaks Multi-Tenant Building and PC25-036-DP Bridal Oaks Multi-tenant Building into one presentation and two motions and combine PC25-037-PP Chipotle & PC25-038-CP Chipotle into one presentation with two separate motions. Second, by **Cheryl Hancock**, the motion **PASSED 6-0**
- b. **Andrew McGee** Called for a motion on the approval of the Jun 9, 2025, meeting minutes. **Cheryl Hancock** made a motion to approve the meeting minutes as presented, **Phillip Snoeberger** seconded the motion, the motion **PASSED 6-0**.

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

- a. No one online or in person requesting to speak.

4. PRESENTATIONS

- a. None.

5. OLD BUSINESS

- a. None

6. NEW BUSINESS

- a. **PC25-033-CP Gerber Collision & Glass**
- b. **PC25-034-DP Gerber Collision & Glass**

Presentation

Jerry Kittle, Innovative Engineering (3961 Whitestown Blvd., Whitestown IN 46075), also in attendance Michael Jansen, landowner, Matt Dixon, Gemini CRE. Shared a presentation and proposed site plan, special exception was approved at BZA and is zoned GB and is part of the I-65 overlay district and is located south of Tractor Supply. The 1.7+/- acres will have a building of 16,000 square feet building, will face 267 and is a body and glass repair shop. There are 19 public parking spaces, and 35 other spaces are located within the fenced area. The business hours will be 8:00-5:00pm and all the work on the vehicles will be completed within the building. Vehicles awaiting work will be located within the 8 ft tall fence, which was a condition placed by the BZA.

Staff Report: Noah Pappas, Planning Administrator

All development standards have been met and comply with all conditions as placed by the staff. Staff is recommending approval.

Public Hearing Opened at 6:41pm

No one online or in attendance requesting to speak.

Public Hearing closed at 6:42pm

Discussion of WPC

Andrew asked the Commission if they have any questions.

Cheryl Hancock – asked for clarification about the doors will be closed during business hours to reduce the noise from work being completed.

Jerry Kittle – Confirmed that the doors will be closed while work is being done in the business hours.

Phillip Snoeberger – asked for clarification on the fence style.

Jerry Kittle – the fence is a solid fence and will be constructed at 8 feet in height.

Tobe Thomas – asked what direction the building will be facing.

Jerry Kittle – verified that the building will be facing State Road 267.

Call for a Vote

Andrew McGee, called for a motion **Phillip Snoeberger**, made a motion for approval **PC25-033-CP Gerber Collision & Glass, Concept Plan**, in accordance of UDO 11.16, based on the staff report, staff recommendations, and the submitted findings of fact. **Lauren Foley** seconded the motion, and the motion **PASSED 6-0**

Call for a Vote

Andrew McGee, asked for a motion, **Phillip Snoeberger**, made a favorable recommendation on **PC25-034-DP Development Plan**, for Gerber Collision & Glass in accordance with UDO 11.8 as presented with the staff report and staff

recommendations and submitted findings of fact **Cheryl Hancock** seconded the motion, and the motion **PASSED 6-0**

- c. **PC25-035-CP Bridal Oaks Multi-tenant Building**
- d. **PC25-036-DP Bridal Oaks Multi-tenant Building**

Presentation

Bill Drake, Drake Home of Charleston, (1765 Beech Tree Rd, Charleston IL 61920) Engineer – also in attendance is Greg Snelling, civil engineer on the project. Proposing Domino’s at Albert S. White and Phipps Ln. Have built 60 or more Domino’s locations with Conner, his father and other franchise owners surrounding Indianapolis and Illinois. The layout of each business is based on the franchise owner; they do differ layouts at each location. Shared presentation of elevations for Whitestown location.

Conner Hurteau, Franchise Owner, Domino’s, has other Domino’s locations surrounding the Indianapolis area. There will be a three-bay unit and Dominos will occupy one of the three units, currently do not have other tenants for the other two units.

Greg Snelling, Civil Engineer, Snelling Engineering, LLC (13295 Illinois St, Carmel IN) – Shared a presentation of the building rendering and proposed inside.

Staff Report: Todd Barker, Planning Administrator

This project is located on the North side of Albert S. White, the storm water has been approved through the county with no conditions. The underground stormwater retention did require landscaping to be relocated to not interfere with the underground detention, which is permitted by the UDO. The landscape plan has been reviewed and approved. Staff is recommending approval for both concept and development plan.

Public hearing opened at 6:53pm

No one online requesting to speak.

Patricia Brown – 6610 Ferguson Drive, asked if there are any updates on the tenants. Inquired on how the traffic will exit.

Public hearing closed at 6:54pm

Conner Hurteau, Domino’s Franchise owner– looking for long term reliable tenants, not looking to have a smoke shop or a liquor store.

Greg Snelling, Civil Engineer, Snelling Engineering, LLC (13295 Illinois St, Carmel IN) there is a proposed curb cut on spur street, next to the gas station and another drive on Phipps Lane for traffic to exit with a right in, right out. No traffic will exit directly on Albert S. White.

Discussion of WPC

Andrew McGee – asked what businesses are not allowed under the PUD.

Cheryl Hancock – asked about a beer garden

Greg Snelling – confirmed there will not be a beer garden at this location.

Cheryl Hancock – asked if there will be a lot between.

Todd Barker – confirmed there will be a road and then the building.

Chris Gipson – asked if there are other businesses with their other locations.

Conner – the other businesses are free standing.

Cheryl Hancock – will this site have dine-in or carry-out only.

Conner – confirmed that it will be carry-out and delivery only at this location.

Tobe Thomas – asked if Conner is the building owner?

Conner Hurteau – confirmed he does own the building and will get tenants to occupy the other spaces.

Todd Barker – There is a PUD for this site, it does mimic the General Business for the commercial portion. Shared the permitted listing from the general business, if it were a special exception it would have to come for an exception, or if a use did not list it would not be allowed. If it is limited, there would be listed limitations.

Tobe Thomas – asked for clarification on the list shared.

Todd Barker – if is not listed as a permitted use it is not allowed.

Call for a Vote

Andrew McGee, asked for a motion, **Cheryl Hancock**, made a motion to approve **PC25-035-CP Concept Plan**, for Bridal Oaks Multi-tenant Building in accordance with UDO 11.6 D-1 as presented with staff recommendations and submitted findings of fact, **Tobe Thomas** seconded the motion, and the motion **PASSED 6-0**

Call for a Vote

Andrew McGee, asked for a motion, **Cheryl Hancock**, made a motion to approve **PC25-036-DP Development Plan**, for Bridal Oaks Multi-tenant Building in accordance with UDO 11.8 as presented with staff recommendations and submitted findings of fact, **Lauren Foley** seconded the motion, and the motion **PASSED 6-0**

e. **PC25-037-PP Chipotle**

f. **PC25-038-CP Chipotle**

Presentation

Michael Klingl, JSD, PLA, Senior Site Development Manager (1400 E. Touhy Ave, Suite 215, Des Plaines, IL 60018) Shared presentation, Representing Meijer and Chipotle. Looking to sub-divide the lot and add a Chipotle into the lot, the lot will be 1.01 acres, access will be from the current entrances for the Meijer parking lot. Not looking for any exceptions or changes to the code and following all requirements. There is a drive-through proposed for this location with a one-way circulation entering the southside and around the building. The parking is angled parking. There is an escape lane/through lane as part of the drive through. There were originally 743 parking spaces for Meijer, this out lot will take away 93 parking spaces with the layout having 17 spaces with 2 handicap spaces totaling 19 parking spaces for Chipotle.

There will be the remaining 649 parking spaces left to serve Meijer customers. This location will have an outdoor seating area and an enclosed trash receptacle, there is a shared parking agreement with Meijer for employee parking, and there is a marked walking path put in place for safety of the employees. Working with the county on drainage and awaiting approval from the drainage board.

Staff Report: Todd Barker,

Both Primary Plat and Concept plan have been reviewed by staff and TAC committee and all issues addressed. The primary plat is required when creating a new lot. There will be a secondary plat, which is an administrative approval, the Development Plan will be reviewed at a future Plan Commission meeting. Staff is recommending approval.

Public hearing opened at 7:18pm

No one online or in person requesting to speak.

Public hearing closed at 7:19pm

Discussion of WPC

Andrew asked the commission if they have any questions.

Cheryl Hancock – asked for clarification on the barrier between the drive-through lane and parking area. How will the drive lane and Meijer parking lot be differentiated?

Michael – there is a curb and green space that will define the area between Meijer and Chipotle.

Cheryl Hancock – if the primary plat is approved and the project doesn't move forward will another applicant have to come to plan commission.

Todd Barker – the primary plat is establishing an additional lot. If someone else came back with a project on the lot that will be substantially different, they would then need to present it to the Plan Commission.

Call for a Vote

Andrew McGee, asked for a motion, **Phillip Snoeberger**, made a motion to approve **PC25-037-PP Primary Plat**, for Chipotle in accordance with UDO 9.2 D as presented with staff recommendations and submitted findings of fact, **Cheryl Hancock** seconded the motion, and the motion **PASSED 6-0**

Call for a Vote

Andrew McGee, asked for a motion, **Phillip Snoeberger** made a motion to approve **PC25-038-CP Concept Plan**, for Chipotle in accordance with UDO 11.6 D as presented with staff recommendations and submitted findings of fact, **Tobe Thomas** seconded the motion, and the motion **PASSED 6-0**

g. **PC25-040-DP Mills on Main**

Presentation

Chad Mays, Kimley-Horn & Associates, (500 E 96th St, Indpls. IN 46240) on behalf Brown Capital Group, and also in attendance Brendan and Matt with Brown Capital Group. Requesting approval of the Development Plan. Shared a presentation, this is a multi-family mixed use development on +/-15.59 acres, .69 acres of that will be dedicated to public ROW improvements. There are 17

buildings in total. 10 of those buildings will be 3-story apartment buildings, 1 building is an amenity building, 6, 1-story garage buildings, and 396 parking spaces. Shared the Development Plan.

There are 3 curb cuts on this site, off of the extension of roadway between South Main Street and Phipps Lane. Shared building elevations and materials.

There will be commercial retail area within the project.

Staff Report: Todd Barker,

The text amendment to the PUD proposed by the applicant was approved by Council with a second reading at their July 2025 meeting. This project is consistent with the Text Amendment. All items have been addressed, and staff is recommending approval of the development plan.

Public hearing opened at 7:29pm

No one online requesting to speak

Jiang Zhibiao – (3745 S. Main Street, Whitestown IN 46075) opposing the project as it is adjacent to the home and has concerns about the light pollution, noise and traffic the proposed project will bring. The retail will be facing the front of the home. Asking if the height could be limited, and if a buffer could be placed.

Patricia Brown (6610 Ferguson Drive, Whitestown, IN 46075) – asked for clarification of the location of the project.

Public hearing closed at 7:36pm

Petitioner Response:

Brendan Majeve, Brown Capital Group (6219 Guilford Ave, Indpls, IN), Shared location of the project location.

Todd Barker – the project is East of Walker Farms entrance.

Brendan Majeve, Brown Capital Group (6219 Guilford Ave, Indpls, IN)- The building height is a 3-story building and number of buildings will not change for the approved project. Have been working with staff and town council on this project. Have worked on light pollution, and no backlit signage. Apologized that not able to meet previously and offered to schedule a time to meet and discuss the concerns.

Discussion of WPC

Cheryl Hancock – asked for clarification on landscaping and buffers.

Todd Barker – this project and 3745 S. Main Street are all within the Bridle Oaks PUD. This zoning does not require buffering between the properties within the PUD.

Cheryl Hancock – asked if taller shrubs could be placed along the exterior of the project.

Brendan Majeve, Brown Capital Group (6219 Guilford Ave, Indpls, IN), Engineer – happy to meet with the resident and discuss options and concerns.

Call for a Vote

Andrew McGee, asked for a motion, **Phillip Snoeberger**, made a motion to

approve **PC25-040-DP Development Plan**, for Mills on Main as presented with staff recommendations and submitted findings of fact, **Lauren Foley** seconded the motion, and the motion **PASSED 6-0**

7. OTHER BUSINESS

- a. Lake City Bank Development Plan Amendment
Todd Barker – This is a notification regarding an administrative amendment to the Lake City Bank project. They are requesting a few minor amendments to the project; relocation of the dumpster enclosure, moved 20 feet to the East to allow for the drive-through. There has been a drive-through service window added. No loss of parking or landscaping with these approved changes.

Andrew McGee – asked if they are maintaining the property.

Todd – We believe the management company is still responsible at this time. I'll have Code Enforcement get with them on the maintenance of the property.

- b. PC25-044 UDO Chapter 7 Parking Standards
a. Proposed Changes
b. Approved Changes

Noah Pappas, Planning Administrator – shared presentation of updates; altered the increased landscaping to include changes to parking, changed language of the bike rack types, including updated pictures. Review of parking changes.

Andrew McGee made a motion for a favorable recommendation, **Phillip Snoeberger** seconded the motion, motion **Passed 6-0** for favorable recommendation to town council.

- c. PC25-045 UDO Chapter 12 Definitions update
a. Existing Definitions
b. New Definitions

Noah Pappas, Planning Administrator – Shared presentation for chapter 12 and provided an overview of the updates/changes made to UDO Chapter 12.

Phillip Snoeberger – inquired about the state definition as the Indiana code is referenced.

Todd Barker – if there is a change from the state definition, would not need to update the UDO if the reference would need updated.

Cheryl Hancock – inquiring about multi-tenant parking. What would be the max end parking spaces. Concerned about parking with employee parking and customers.

Noah Pappas – if the landscaping increased is used to offset parking increases.

Todd Barker – this proposal also has the landscape parking increase available before, the only option was to apply for a variance. There was not an increase at the top end of parking, that would take it to 5 per thousand sq foot building.

Phillip Snoeberger – multi-tenant shopping center, and if they are installing a grease trap and would that trigger it to a restaurant parking?

Todd Barker – This change eliminates the need for the grease trap trigger, automatically ups the parking numbers from standard shopping center.

Motion for a Favorable Recommendation:

Andrew McGee made a motion for a favorable recommendation for UDO chapter 12, **Phillip Snoeberger** seconded the motion for a favorable recommendation, motion **Passed 6-0 favorable recommendation.**

- d. PC25-046 Public District Standards and Uses discussion
Noah Pappas, Planning Administrator – Shared presentation on Public District Standards.

Phillip Snoeberger – Asked for an updated version of the Public District Standards to be sent.

Cheryl Hancock – building replacement requirements; nonresidential, could a church build in this zone and place a garage on the street.

Cheryl Hancock – can a term be updated on cemetery and there is a garden; could the terminology be updated on the cemetery.

Todd Barker – will update how the state defines a cemetery

Ashley Ulbricht, town attorney – agrees with double checking the state statute definition.

Todd Barker – please review and share feedback for review. This is still being updated and will be brought back to present at a future meeting.

8. ANNOUNCEMENTS

- a. None

9. ADJOURNMENT

10. **Andrew McGee** called for a motion, **Cheryl Hancock** made a motion to adjourn, and the motion was seconded by **Tobe Thomas** motion **PASSED 6-0**. Meeting adjourned at 8:16pm

Andrew McGee, Plan Commission President

Todd Barker, Planning Administrator