

MEETING MINUTES

WHITESTOWN BOARD OF ZONING APPEALS



(317) 769-6557



6210 Veterans Drive



Whitestown, IN 46075



WHITESTOWN BOARD OF ZONING APPEALS Thursday, August 7, 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
- Noah Pappas, Planning Administrator
- Shannon Downs, EA of Development Services
- Ashley Ulbricht, Taft Law, Town Attorney

2. APPROVAL OF THE AGENDA

- a. Approval of June 5, 2025, meeting minutes

Motion: Lewis Eakins made a motion to **APPROVE** June 5, 2025, minutes as presented, seconded by **Andrew McGee**. Motion **Passed 3-0**.

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. BZA25-008-DSV ILPNW Building IV

A request by Indianapolis Logistics Park Northwest Building IV LLC for a Development Standards Variance from UDO 7.10 Parking Ratios for Vehicles and Bicycles to increase the amount of parking at 5065 E 500 S, Whitestown Indiana

Staff Report:

Allan Henderson, Planning Administrator – PC25-008-DSV ILPNW Building IV. This is a request for a development standards variance from UDO 7.10 parking standard to increase in parking spaces, from 248 to 424 spaces.

This is the fourth building of this project located in an industrial area. Current standards are 1 parking space of 1,000 gross floor area of building. This standard allows for the 248 parking spaces with the building a size of 248,000 square foot. Reviewing surrounding communities and currently reviewing and changing our parking standards, however, we are not looking to change the industrial parking standards.

Brownsburg does parking spaces by number of employees, Plainfield gauges parking spaces by gross floor area, however they have an exception for office space, and Indianapolis doesn't have a maximum on the number of parking spaces for industrial and warehouses. Based on the user and the proposed business. Staff feel that all three criteria have been met and are recommending approval of the variance.

Ken Kingshill – inquired how often have warehouses requested a parking variance.

Todd Barker, Director of Development Services, AICP – Over the last four years there hasn't been a request for a industrial warehouse parking variance.

Presentation:

Brian Touhy, (Touhy Bailey & Moore Law office, 9294 North Meridan, Indianapolis, In 46260) also in attendance Eric Siemens, VP Development. Today we are requesting a variance for additional parking or a change in the vehicle parking that is permitted. This will be a business that will be providing rapid delivery to customers. The deliveries will be made by passenger vehicles and SUV's moving the product from the warehouse.

The area that is normally intended to use for semi-trailer parking / distribution would be made into passenger vehicle parking as they are the primary transporters of the products leaving the warehouse. There will not be any additional paved area added for the additional. The 63-trailer spaces, parking area would be striped for passenger vehicle parking. This would change the use of the designated area. The trailer parking spaces would be decreased to 26 semi-trailer parking spaces.

The business would be operating 24 hours a day, 7 days a week. Due to the workers and the contracted drivers for product pick up. The contracted workers are onsite for brief amount of time, but the number of drivers is additional than the trailers.

Discussion of the surrounding communities and how they decide their number of parking spaces for the industrial building parking.

The asphalt footprint is not being changed to accommodate the parking space increase. There will be a minimum of 150 on-site employees not including the contracted drivers, or the delivery trucks.

Public Hearing:

Floor opened for public hearing at 6:56pm.

No requests to speak online or in person.

Floor closed to public hearing at 6:57p.m.

Discussion of BZA:

Ken Kingshill – concern is that the space being is occupied by a reputable company.

Brian Touhey – confirmed this is a company that is considered reputable.

Andrew McGee – agrees with parking space changes as the area of the parking lot is not changing.

Lewis Eakins – concerns with traffic this business will bring, is in agreement with changes in the parking lot use.

Motion: Andrew McGee made a motion to approve as BZA25-008-DSV, **Development Standards Variance**, ILPNW Building IV, is consistent with UDO 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 3-0**.

7. OTHER BUSINESS

- a. None

8. ANNOUNCEMENTS

- a. Town E-mails
 - a. Allan Henderson – verifying that town emails are active.

9. ADJOURNMENT

Motion: Andrew McGee made a motion to adjourn Seconded by Lewis Eakins.
Motion **Passed** 3-0. Meeting adjourned at 7:00p.m.

The next regular meeting is scheduled for **September 4, 2025**, at 6:30 PM.

Ken Kingshill, Chairperson

Allan Henderson, Zoning Administrator