

MEETING MINUTES

WHITESTOWN BOARD OF ZONING APPEALS



(317) 769-6557 

6210 Veterans Drive 

Whitestown, IN 46075 

WHITESTOWN BOARD OF ZONING APPEALS Thursday, September 4, 2025 AT 6:30 PM Meeting Minutes

1. OPENING THE MEETING

- a. Call to Order - 6:33p.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 September 4, 2025, agenda as presented, the approval of August 7, 2025, meeting minutes will be moved to the October meeting.

Motion: Phillip Snoeberger made a motion to **Table** August 7, 2025, meeting minutes and approve the September 4, 2025, agenda as presented, seconded by Lewis Eakins **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. BZA25-009-DSV Project Edge

A request by the Peterson Group for a Development Standards Variance from UDO 3.8 (C)1 to allow for outdoor storage in the front yard at 5650 Belcher Way, Whitestown Indiana.

Presentation:

Matt Brauer, President of Development Services, (The Peterson Company, 7132 Zionsville Rd, Indpls IN 46268), The Peterson Company is the general contractor for this project and are representing The Lord Realty Group.

Seeking a variance for placement of silos in the side yard as well as the cooling towers and screening. The project is located at 5650 Belcher Way, at the corner of 550 and 475. Project Edge will take the North 2/3rds of the park 130 building 7. Project Edge will be leasing 225 thousand square feet on the North end of the building. The manufacturing will occur inside of the building.

Improvements will be made to the East and West side of the building exterior. There are some residential homes on the West side of the building. The improvements and changes are being made on the industrial side of the building. Over the next 5 years the company expects to invest 75 million dollars into the building. Projected to hire 50-60 employees over that timeframe. With future growth could add 3 additional silos with a total of 5 silos. This company will manufacture clear plastic bottles; there are 14-15 facilities around the country.

Shared the elevation of the East side of the building. The silos will also provide coverage to the exterior stairs leading to the mezzanine. There will be screening around the silos and not visible by the public. The silos will hold plastic pellets. There will be screening for the cooling towers as well.

Staff Report:

BZA25-009-DSV development standard variance for outdoor storage and outdoor display variance. 3.8 outdoor storage standard calls for no outdoor storage and or storage in the front yard or yard joining a residential district. There is a residential, R-3 district on the West side of the building. If the silos were to be placed on the North or West side of the building it would be

towards the residential homes and conflict the UDO standard 3.8. Staff is recommending approval of placement of the silos as well as the recommended screening. Recommend approving up to 5 outdoor silos at this time to accommodate the growth. If an additional cooling towers would be added in the future the screening would apply to that as well.

Public Hearing:

Floor opened for public hearing at 6:51pm.

No requests to speak online.

Christine, Humane Society of Boone County, (5366 S Indianapolis Road, Whitestown IN 46075) inquiring about the noise that may come from this business if any to allow the Humane Society to prepare so this doesn't impact the animals.

Floor closed to public hearing at 6:53p.m.

Petition response: Matt Brauer, President of Development Services, (Peterson Company, 7132 Zionsville Rd, Indpls IN 462680), There will be minimal truck traffic, don't feel the cooling towers will be noisy as they are similar to our units at our homes. Loading of the silos occurs with a tube from the truck. The manufacturing will occur inside the building and there shouldn't be any additional noise hear outside.

Discussion of BZA:

Phillip Snoeberger has worked with the Peterson Company on previous projects but does not have any affiliation with the current project.

Ashley Ulbricht, Taft Law, Town Attorney – after review, there is not any conflict of interest, and Phillip Snoeberger is able to vote.

Phillip Snoeberger, inquired if the bump out will be precast material?

Matt Brauer, President of Development Services, (Peterson Company, 7132 Zionsville Rd, Indpls IN 462680) – confirmed it will be precast material and will match the current building.

Phillip Snoeberger – inquired about the coloring of the exterior equipment.

Matt Brauer, President of Development Services, (Peterson Company, 7132 Zionsville Rd, Indpls IN 462680) – the other locations exterior color is all matching.

Phillip Snoeberger – feels that the building will provide a buffer from the interior noises to the outside and shouldn't be an issue for the residential homes around the building.

Lewis Eakins – concerned with the noise from the cooling units.

Matt Brauer, President of Development Services, (Peterson Company, 7132 Zionsville Rd, Indpls IN 462680) – doesn't feel these will be any louder than our units that we have at our homes.

Phillip Snoeberger – if the variance of 5 silos is given would they still need to get all the required permits.

Allan Henderson – confirmed that all building permits would still be required for any additional silos that would be built / added at a later time.

Motion: Phillip Snoeberger made a motion to approve as BZA25-009-DSV, **Development Standards Variance**, Park 130, corridor 65 phase 2, Project Edge, is consistent with UDO 3.8 and approved based the findings of fact, staff report and staff recommendations with the condition of a maximum of 5 silos being permitted on site, seconded by **Lewis Eakins** Motion **Passed 4-0**.

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 7:00p.m.

The next regular meeting is scheduled for **October 2, 2025**, at 6:30 PM.



Andrew McGee, Vice Chairperson



Allan Henderson, Zoning Administrator