

# WHITESTOWN PLAN COMMISSION

## MEETING MINUTES



# WHITESTOWN

INDIANA

HEARING DATE: September 8, 2025, AT 6:30 PM

### 1. OPENING THE MEETING

- Call to Order: The meeting was called to order at 6:33 PM
- Pledge of Allegiance
- 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 checked="" 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 type="checkbox"/> Cheryl Hancock	<input checked="" type="checkbox"/> Ashley Ulbricht, Town Attorney
<input checked="" type="checkbox"/> Nathan Harris	
<input checked="" type="checkbox"/> Tobe Thomas	

### 2. APPROVAL OF THE AGENDA

- Andrew McGee** called for a motion on the approval of agenda; **Phillip Snoeberger** made a motion to approve the agenda as presented, Second, by **Lauren Foley**, the motion **PASSED 6-0**
- Andrew McGee** Called for a motion on the approval of the August 11, 2025, meeting minutes. **Phillip Snoeberger** made a motion to approve the meeting minutes as presented, **Nathan Harris** seconded the motion, the motion **PASSED 6-0.**

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

- No one online or in person requesting to speak.

### 4. PRESENTATIONS

- None.

### 5. OLD BUSINESS

- None

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6. NEW BUSINESS

a. **PC25-054-TA** UDO Text Amendments – Public Districts

A request to add two new zoning districts to Chapter 2 of the Whitestown Unified Development Ordinance.

**Presentation** Noah Pappas, Planning Administrator

**PC25-054-TA** UDO Text Amendments, review of presentation for District Intents with suggested changes to the UDO as presented. There is a minimum lot size for institutional buildings. Worked with the GIS department on lot sizes and coverage area for the addition of lot standards for the development standards.

**Public Hearing Opened at 6:43pm**

No one online or in attendance requesting to speak.

**Public Hearing closed at 6:44pm**

**Discussion of WPC**

No Discussion from the commission

Todd Barker – When voting on this item it would be a recommendation to the Town Council. Staff is giving a favorable recommendation.

Phillip Snoeberger – the UDO updates as presented look good.

**Call for a Vote**

**Andrew McGee**, called for a motion **Phillip Snoeberger**, made a motion for a favorable recommendation to Town Council for **PC25-054-TA** UDO Text Amendment-Public Districts. **Nathan Harris** seconded the motion, and the motion **PASSED 6-0**

7. OTHER BUSINESS

a. UDO Chapter 4 – Design & Maintenance Standards

Will begin the signage ordinance as the next UDO review. Temporary signage will be reviewed during this time as well, how should these be regulated/monitored.

b. UDO Chapter 5 – Landscaping Standards

Will be reviewing the foundation / landscape area around monument signs, this will be taken in consideration when completing the review.

c. UDO Chapter 6 – Lighting Standards

Will be including some of the sign standards in this portion as well.

Noah Pappas - Any suggestions for the upcoming ordinance that will be reviewed.  
Phillip Snoeberger – Signage in good standing, if damaged should be replaced or removed.

Nathan Harris – construction signage, a piece if construction has stopped add a

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pieced where the signs should be removed within a timeframe.

Tobe Thomas – asked if surrounding communities are also being reviewed when making the changes to the UDO.

Noah Pappas – yes, the surrounding communities are reviewed when making the changes to the UDO.

Phillip Snoeberger – how does it work when there is a construction trailer with a sign parked on the lot.

Todd Barker – yes, the UDO can specify that a trailer sign is not a permitted review. They would also have to supply information on a temporary sign review and if it didn't meet the size requirement.

Allan Henderson – there is a difference between a trailer with a sign vs a car this has a wrap for advertising.

Nathan Harris – in favor of a temporary sign permit.

Noah Pappas – any thoughts or ideas on closures, landscaping, signs, monument sign landscaping.

Phillip Snoeberger – agree that the landscaping around the monument signs does look nice.

Phillip Snoeberger – what is envisioned on the dumpster enclosure?

Noah Pappas – there needs to be a certain type of barrier with limitations on the structure.

Todd Barker – copies of the current UDO language have been provided. Please review these and provide feedback before the October meeting.

Tobe Thomas – lighting standards 6.6 comment box asked for clarification.

Noah Pappas – it would be parking.

Phillip Snoeberger – asked for clarification on the lighting for signage.

Noah Pappas – this is not new content and move some of it to sign lighting.

Phillip Snoeberger – you will be reordering and relocating to different areas.

Noah Pappas – confirmed things should be in a few other areas but won't be changing.

## 8. ANNOUNCEMENTS

- a. October Plan Commission Meeting is on **Thursday October 9** and was moved to accommodate fall break schedules.

## 9. ADJOURNMENT

**Andrew McGee** called for a motion, **Nathan Harris** made a motion to adjourn, and the motion was seconded by **Phillip Snoeberger** motion **PASSED 6-0**. Meeting adjourned at 7:02pm

The next regular meeting is scheduled for Thursday October 9, 2025, at 6:30 PM.

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Andrew McGee, Plan Commission President

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Allan Henderson, Planning Administrator