

WHITESTOWN PLAN COMMISSION
MEETING MINUTES



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

1. OPENING THE MEETING

- a. Call to Order: The meeting was called to order at 6:33 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 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

- a. **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**
- b. **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)

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

4. PRESENTATIONS

- a. None.

5. OLD BUSINESS

- a. None

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

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.

Andrew McGee, Plan Commission President

Allan Henderson, Planning Administrator