

MEETING MINUTES

WHITESTOWN BOARD OF ZONING APPEALS



(317) 769-6557
6210 Veterans Drive
Whitestown, IN 46075

WHITESTOWN BOARD OF ZONING APPEALS Thursday, October 2, 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 October 2, 2025, agenda as presented.
Motion: Phillip Snoeberger made a motion to approve agenda as presented, seconded by **Lewis Eakins**. **Passed 4-0**
- b. Approval of August 7, 2025, meeting minutes.
Motion: Andrew McGee motion made to **Table** August 7, 2025, meeting minutes to the next BZA meeting seconded by **Lewis Eakins** **Passed 4-0**
- c. Approval of September 4, 2025, meeting minutes as presented.

Motion: Phillip Snoeberger made a motion to approve the September 4, 2025, meeting minutes 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. BZA25-010-DSV Goodman Campbell

A request from CCI Development LLC for a **Development Standards Variance** from UDO 2.6 (B) to increase the density in a MU-Cor District at 5868 Ruby Way, Whitestown, Indiana.

Presentation: Brian Sheward, Civil Engineer, Kimley-Horn (500 E 96th St., suite 300, Indianapolis IN 46240)

Representing Corner Stone Development (CCI Development), Jimmy Clark with CCI is in attendance. Requesting a variance for a density change for the proposed project of the Campbell Goodman medical office building. The proposed project is south of Juniors Way located on the frontage property along Perry Worth Rd. This property is part of the Greenview Phase 2. Goodman Campbell intends to place a medical office building in the location. would like to split the 12.53-acre lot into two lots. And place the medical building on the 1.6 acres. The proposed change in the lot size would change the density of units per acre on the residual property that would exceed the maximum for mixed-use development. There are 12.53 acres in the existing lot with 188 apartment units. When removing the 1.6 acres for the proposed office building space changes the density from 17 to 15 and is above the approved units per acre. Requesting approval of the higher density units per acre for the apartment complex. Don't see this causing harm to public or any impact on adjacent neighboring property.

Staff Report:

BZA25-010-DSV Goodman Campbell, located at the intersection of Perry Worth Road and Juniors Way. The site is 12.56-acres, located at 5868 Ruby Road. The site is currently zoned MU_COR (mixed used – commercial, office residential) & I-1 (light industrial). The property is surrounded by a mix of uses; apartments, hotels and office space. This proposed project is to subdivide a 12.56-acre lot into two lots and a 1.6-acre lot, where the 12,000 square foot medical building

will be located. This will also include 51 parking spaces. Staff feel that the change in density will not be as noticeable with the previous project already completed. Staff believe all criteria have been met.

Public Hearing:

Floor opened for public hearing at 6:41pm.

No requests to speak online or in person.

Floor closed to public hearing at 6:42p.m.

Discussion of BZA:

Phillip Snoeberger – asked for clarification if additional parking is being created.

Brian Sheward, Civil Engineer, Kimley-Horn (500 E 96th St., suite 300, Indianapolis IN 46240)– not proposing additional parking. This request is due to the layout of the property.

Phillip Snoeberger – understanding that having the proposed project is a good fit and feel this is a good use.

Brian Sheward, Civil Engineer, Kimley-Horn (500 E 96th St., suite 300, Indianapolis IN 46240) – shared after review of previous drainage reports this piece of property was intended to be an out lot.

Brian Sheward, Civil Engineer, Kimley-Horn (500 E 96th St., suite 300, Indianapolis IN 46240) – not proposing any additional curb cuts, not intending to connect to the future project spaces.

Shelby Hasz – asked for confirmation on the green space requirements.

Todd Barker, Director of Development Services – confirmed this would not impact their green space requirements.

Motion: Phillip Snoeberger made a motion to approve as BZA25-010-DSV, **Development Standards Variance**, CCI, Goodman Campbell and approved as presented based the findings of fact, staff report and staff recommendations, seconded by **Lewis Eakins** Motion **Passed 4-0**.

b. BZA25-011-DSV Windswept Farms

A request by Windswept Farms Development, LLC for a **Development Standards Variance** from UDO 8.9 (O) 2 to increase the maximum sign area for a Residential Subdivision Entry sign at 4300 S CR 700 E, Whitestown, Indiana.

Discussion occurred and decision was made to continue this petition to the November BZA meeting.

Motion: Phillip Snoeberger made a motion to continue BZA25-011-DSV, **Development Standards Variance**, to the November BZA meeting, seconded by **Lewis Eakins** Motion **Passed 4-0**.

7. OTHER BUSINESS

- a. None

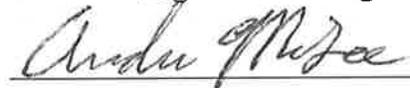
8. ANNOUNCEMENTS

- a. None

9. ADJOURNMENT

Motion: Phillip Snoeberger made a motion to adjourn Seconded by **Lewis Eakins**. Motion **Passed 4-0**. Meeting adjourned at 7:18p.m.

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



Andrew McGee, Vice Chairperson



Allan Henderson, Zoning Administrator