

Whitestown Plan Commission

Meeting Minutes



WHITESTOWN

INDIANA

HEARING DATE: May 12, 2025, AT 6:30 PM

1. OPENING THE MEETING

- a. Call to Order: The meeting was called to order at 6:32 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 type="checkbox"/> Noah Pappas, Planning Administrator
<input checked="" type="checkbox"/> Chris Gipson	<input checked="" type="checkbox"/> Shannon Downs, EA Dev. Services
<input checked="" type="checkbox"/> Cheryl Hancock	<input checked="" type="checkbox"/> Ashley Ulbricht, Town Attorney
<input checked="" type="checkbox"/> Nathan Harris	<input checked="" type="checkbox"/> C. Lee, Town Attorney
<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 combine PC25-025-PP Mills on Main & PC25-026 Mills on Main into one presentation and two motions. Reorder the agenda moving items D PC25-027 TA Mills on Main to item B. Second, by **Lauren Foley**, the motion **PASSED 7-0**
- b. **Andrew McGee** Called for a motion on the approval of the April 14, 2025, meeting minutes. **Phillip Snoeberger** made a motion to approve the meeting minutes as presented, **Cheryl Hancock** seconded the motion, the motion **PASSED 7-0**.

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

- a. None, no one online or in person requesting to speak.

4. PRESENTATIONS

- a. None.

5. OLD BUSINESS

a. **PC25-017-PP Ray Skillman**

Presentation

Adam DeHart, Project Manager, Keeler Webb & Associates, (486 Gradle Dr. Carmel IN 46032) – requesting plat approval this evening of 16.79 acres, Ray Skillman auto group has purchased this piece of property. There is a minor revision in renumbering of the lots. Hyundai is lot #1, Kia is now lot#2, pond area is common area A. There will be a dedicated right of way, Ray Skillman Way and common area A.

Staff Report: Allan Henderson, Planning Administrator

PC25-017-PP Danny Hockett, This is a primary plat and encompasses the entire property and is approximately +/-34.51 acres. There is a plan for Skillman Auto Group to build on +/-19.79 acres. The remaining property is 1 lot but could be split into 6 other lots. Staff is recommending approval.

Public Hearing Opened at 6:36pm

No one online or in attendance requesting to speak.

Public Hearing closed at 6:37pm

Discussion of WPC

Andrew McGee asked if the board has any questions or comments – None.

Call for a Vote

Andrew McGee, called for a motion **Nathan Harris**, made a motion for approval **PC25-017-PP** Danny Hockett Real-estate, **Primary Plat**, as described based on the staff report, staff recommendations, submitted findings of fact. **Lauren Foley** seconded the motion, and the motion **PASSED 7-0**

6. NEW BUSINESS

a. **PC25-022-DP Townplace Suites**

Presentation

Rusty Spiars, Engineer (Spiars Engineering, 650 Eagle Creek Circle, Zionsville IN 46077) – requesting approval of development plan, for a dual-branded hotel. The lot size is 3.2 acres on the corner of Juniors Way. This is a 136-room dual-branded hotel, Townplace suites & Spring Hill Suites, and recently received approval for a height variance.

Staff Report: Allan Henderson, Planning Administrator

PC25-022-DP, Townplace Suites a 136-room hotel. The concept plan and variance for height have previously been approved. Have been working with the petitioner on concerns. This meets requirements for approval and staff are recommending approval.

Public Hearing Opened at 6:41pm

No one online or in attendance requesting to speak.

Public Hearing closed at 6:42pm

Discussion of WPC

Andrew McGee asked for questions or comments from the board.

Nathan Harris – inquired about the dual branding of the hotel and what that looks like for this location.

Rusty Spiars, Engineer (Spiars Engineering, 650 Eagle Creek Circle, Zionsville IN 46077)– the dual branded hotel will share the same entrance, common areas, service desk, they will each have their own towers of rooms and branding inside the hotel.

Call for a Vote

Andrew McGee, called for a motion **Phillip Snoeberger**, made a motion for approval **PC25-022-DP** Townplace suites, **Development Plan**, based on the staff report, staff recommendations, and the submitted findings of fact. **Nathan Harris** seconded the motion, and the motion **PASSED 7-0**

b. **PC25-027-TA Mills on Main**

Presentation

Chad Mays (Kimley Horn & Associates, 500 E. 96th Street, Indpls. IN suite 300) also in attendance, the client Brendan, Jared and Matt. Requesting approval of the text amendment. Presentation shared the site plan, and elevations. Mixed use, multi-family on 15.59 acres. There will be 0.69 as dedicated right of way for this project. This site includes 17 buildings, 10 3-story apartment buildings, 11 story amenity building and six 1-story garage buildings. This project will include 402 parking spaces.

This is part of the Bridle Oaks PUD, this is a request to change to the PUD language for this project. This would be for apartments (residential) to be above building A (commercial use), There are 3 curb cuts on the north side of the lot. A detention pond is proposed at the south end of the project. A portion of the land is being dedicated a right of way for the Indigo Blue Blvd. extension.

Brendan Majeve, VP of Development, (Brown Capital Group, 6219 Guilford Ave, Indpls, IN 46220) – had a conversation with Councilman Smock and he asked that there not be any backlit signage, facing the Walker Farms neighborhood and avoid light pollution. This request will be honored when the project is being built. These apartments are not affordable housing apartments they are free market housing.

Staff Report: Allan Henderson, Planning Administrator

PC25-027-TA for Mills on Main request to amend the Bridle Oaks PUD. After reviewing the PUD, it does not include any language about living space above a first-floor retail area. This information should be pointed out as decisions are

being made for this on the approval of the project. Staff are recommending a favorable recommendation to the Town Council.

Public hearing opened at 6:52pm

No one online or in person requesting to speak

Public hearing closed at 6:53pm

Discussion of WPC

Andrew asked questions or comments from board members.

Phillip Snoeberger inquired about the retail space and how much of the first floor will be retail. Also Concerned about the parking for the retail space.

Brendan Majeve, VP of Development, (Brown Capital Group, 6219 Guilford Ave, Indpls, IN 46220) – the retail size will be approximately the size of two housing units.

Phillip Snoeberger – asked what is potentially going to be placed in the space.

Brendan Majeve, VP of Development, (Brown Capital Group, 6219 Guilford Ave, Indpls, IN 46220) – there currently is not a confirmed retail provider for the space.

Lauren Foley – inquired about the process being done to bring in business owners into the retail space.

Brendan Majeve, VP of Development, (Brown Capital Group, 6219 Guilford Ave, Indpls, IN 46220) – we are working with a team on promoting the business space.

Lauren Foley – wouldn't like to see the retail space remaining empty.

Brendan Majeve, VP of Development, Brown Capital Group, 6219 Guilford Ave, Indpls, IN 46220 – we are making every effort to make the community successful.

Nathan Harris – inquired about the size of the two-unit space.

Brendan Majeve, VP of Development, (Brown Capital Group, 6219 Guilford Ave, Indpls, IN 46220) – The two units equal approximately 2,700 sq ft for retail space.

Cheryl Hancock – asked if changing the PUD language will affect other builds or growth opportunities.

Allan Henderson – confirmed this will only be for this specific site, as they project is requesting the text to be amended for their project.

Todd Barker – in the recommendation, their presentation points out the space that is intended to be used commercially.

Allan Henderson – there are a list of excluded business types included in the PUD.

Ashley Ulbricht – there isn't anything in the actual text limits too. If there could be commitments included in the text, that would be something that could be included in the approved text at the Town Council meeting.

Phillip Snoeberger – asked if this text amendment would give a resident of the apartments to open a business in the retail space.

Brendan Majeve, VP of Development, (Brown Capital Group, 6219 Guilford Ave, Indianapolis, IN 46220) – we do not want to have a tenant having the business space and will include that in that lease agreement.

Call for a Vote

Andrew McGee, asked for a motion, **Phillip Snoeberger**, made a favorable recommendation on **PC25-027-TA Text Amendment**, for Mills on Main with the condition of no back lit signage facing West and the handout outlining the retail space be a part of the recommendation and as presented with the staff report and staff recommendations and submitted findings of fact. **Nathan Harris**, seconded the motion, and the motion **PASSED 7-0**

PC25-025-PP Mills on Main

Presentation

Chad Mays (Kimley Horn & Associates, 500 E. 96th Street, Indpls. IN suite 300) also in attendance, the client Brendan, Jared and Matt. Requesting approval of the text amendment. Presentation shared the site plan, and elevations. Mixed use, multi-family on 15.59 acres. There will be 0.69 as dedicated right of way for this project. This site includes 17 buildings, 10 3-story apartment buildings, 11 story amenity building and six 1-story garage buildings. This project will include 402 parking spaces.

This is part of the Bridle Oaks PUD, this is a request to change to the PUD language for this project. This would be for apartments (residential) to be above building A (commercial use), There are 3 curb cuts on the north side of the lot. A detention pond is proposed at the south end of the project. A portion of the land is being dedicated a right of way for the Indigo Blue Blvd. extension.

Brendan Majeve, VP of Development, (Brown Capital Group, 6219 Guilford Ave, Indpls, IN 46220) – had a conversation with Councilman Smock and he asked that there not be any backlit signage, facing the Walker Farms neighborhood and avoid light pollution. This request will be honored when the project is being built. These apartments are not affordable housing apartments they are free market housing.

Staff Report: Allan Henderson

PC25-025-PP, a request by Brown Property Group for primary plat of 18.2+/- acres combing 2 lots into one lot, recommended approval of the request.

Public hearing opened at 7:02pm

No one online or in attendance requesting to speak.

Public hearing closed at 7:03pm

Discussion of WPC

Cheryl Hancock – looking at the plans it appears to have one entrance off of Main Street. indigo blue.

Brendan Majeve, VP of Development, Brown Capital Group, 6219 Guilford Ave, Indpls, IN 46220 – There is not an entrance off of Main Street. The entrance will be off of Indigo Blue there is a right in at the retail area and then another entry in the middle near the amenity center.

Cheryl Hancock – inquired will the indigo blue go to ASW?

Chad Mays – The Indigo Blue extension, Arbor Homes is doing a portion of the extension, and they are still working on their design of about 300-400 feet of road. At the end of construction there will be a completion and a dedicated right of way.

Cheryl Hancock – asked about how many apartments will be in the overall project.

Brendan Majeve, VP of Development, Brown Capital Group, 6219 Guilford Ave, Indpls, IN 46220 – there will be 262 apartments.

Cheryl Hancock – concerns with traffic on main street as it is a busy area, and with the number of cars leaving one entrance.

Chad Mays – there are improvements on Main Street, with a turn lane being added for traffic to be able to turn onto the future Indigo Blue Blvd. and westbound traffic will have a left through and a dedicated right.

Cheryl Hancock – Can traffic turn off of Indigo Blue and go South

Chad Mays – confirmed and explained the updates and traffic flow.

Nathan Harris – any requirements for public improvements required?

Todd Barker – there will be construction incentives for the roadway. The roadwork would have to be completed at the same time of the project site work.

Nathan Harris – asked about timing of the single-family development in the area.

Allan – their intent is to begin as soon as possible, they have submitted for construction plan approval for section 1 and that is currently under review, would also include the section of Indigo Blue.

Todd Barker – referring to this as the extension of Indigo Blue. There has been concerns with continuing the name of "Indigo Blue" and the confusion it may cause. Once the project moves forward there will be a possibility the road name

could change to eliminate confusion.

Nathan – asked if the road name change will occur with the secondary plat.

Todd - confirmed that the road name change will occur with the secondary plat.

Brendan Majeve, VP of Development, Brown Capital Group, 6219 Guilford Ave, Indpls, IN 46220 – looking to break ground by the end of the year. Arbor homes are trying to complete their 300–400-foot portion of the road by the end of the year.

Call for a Vote

Andrew McGee, called for a motion **Nathan Harris**, made a motion for approval **PC25-025-PP Concept Plan**, Mills on Main, based on the staff report and recommendations, along with the submitted findings of fact. **Phillip Snoeberger**, seconded the motion, and the motion **PASSED 7-0**

c. **PC25-026-CP Mills on Main**

Presentation

Chad Mays (Kimley Horn & Associates, 500 E. 96th Street, Indpls. IN suite 300) also in attendance, the client Brendan, Jared and Matt. Requesting approval of the text amendment. Presentation shared the site plan, and elevations. Mixed use, multi-family on 15.59 acres. There will be 0.69 as dedicated right of way for this project. This site includes 17 buildings, 10 3-story apartment buildings, 11 story amenity building and six 1-story garage buildings. This project will include 402 parking spaces.

This is part of the Bridle Oaks PUD, this is a request to change to the PUD language for this project. This would be for apartments (residential) to be above building A (commercial use), There are 3 curb cuts on the north side of the lot. A detention pond is proposed at the south end of the project. A portion of the land is being dedicated a right of way for the Indigo Blue Blvd. extension.

Brendan Majeve, VP of Development, (Brown Capital Group, 6219 Guilford Ave, Indpls, IN 46220) – had a conversation with Councilman Smock and he asked that there not be any backlit signage, facing the Walker Farms neighborhood and avoid light pollution. This request will be honored when the project is being built. These apartments are not affordable housing apartments they are free market housing.

Staff Report: Allan Henderson, Planning Administrator

This is a proposal to construct 10, 3-story apartment buildings with 262 apartments. An email was received and concerns regarding the school district splitting the site. The school is looking for possible solutions. Will have a second chance to review at the DP. Recommending approval of the concept plan.

Public hearing opened at 7:14p.m.

No one online or in person requesting to speak.

Public hearing closed at 7:15 p.m.

Discussion of WPC:

Andrew McGee asked if the WPC has any questions.

Cheryl Hancock – anticipating any federal or state funding? Asked if there could be any commitment added.

Brendan Majev, VP of Development, Brown Capital Group, 6219 Guilford Ave, Indpls, IN 46220 – there is not any funding anticipated from anyone other than from the town.

Ashley – would need to look at the language in the PUD. This would not be for the Plat itself.

Cheryl – could the language be added at the town council meeting?

Brendan Majev, VP of Development, Brown Capital Group, 6219 Guilford Ave, Indpls, IN 46220 – if you would like to put it into a condition.

Ashley – confirmed that it could be reviewed and discussed at the council meeting.

Cheryl – do we know what way the school may make the split for the division of schools?

Todd Barker - the intent would be to get the entire project into one school district; they would have to review the enrollment numbers. The 3 western buildings will be in Perry Worth and the others will be in Stokes.

Call for a Vote:

Andrew McGee called for a motion. Nathan Harris made a motion to approve **PC25-26-CP Concept Plan** for Mills on Main, based on the staff report, staff recommendations and submitting findings of fact **Phillip Snoeberger**, seconded the motion, the motion **passed 7-0**

d. **PC25-028-PP Cardinal Estates**

Presentation

Sean Blackburn, (Entitlements Manager, Lennar Homes, 11555 N Meridian St, Carmel IN 46032) also in attendance Leann Ferrell with Stoppel Worth & Associates, this 170+/- acres project, located at 750 S and Wolfe Road. This project will encompass both sides of Wolfe Road. There will be 336 home sites, this is below the cap, there are 63 acres of common area and there are two sizes of homesites, 2/3 are 56X130 lot size and 1/3 of the lots are size is 65x130.

Staff Report: Allan Henderson, Planning Administrator

PC25-028-PP is a request for a primary plat, this is a development of 170 +/- acres, with 36 homesite. Staff is recommended approval

Public hearing opened at 6:52pm

No one online requesting to speak.

Michelle Melton (10789 N Co Rd 900 E, Brownsburg IN 46112) – asked if Wolfe Road will continue to be a public road, to allow current residents to have access to Whitestown during the reconstruction of Wolfe Road?

Kevin Russell (6123 Golden Eagle Dr., Zionsville IN 46077)– concerns with the increase of traffic on 750 South. Adding the additional 336 homes, 750 S could benefit from being redeveloped to handle the future growth. The future traffic can be handled by the future building of Ronald Regan.

Chirs Poor (10831 N Co 900 E, Brownsburg IN 46112) – located south and east of this project. Have seen an increase in the amount of water run-off. Reviewed the drainage plan, and felt the plan is inadequate to support the growth. There is not a storm sewer in the area near the property. Doesn't feel there is any relief from the water overflow with the incoming growth. Working with an engineer on the watershed and protecting their personal property.

Public hearing closes at 7:32pm

Sean Blackburn, (Entitlements Manager, Lennar Homes, 11555 N Meridian St, Carmel IN 46032) – Wolfe Road will remain a public road, and that road will be improved. Traffic has been reviewed, and a traffic study has been completed and submitted to the town.

Leann Ferrall – Stoppel Worth & Associates, submitted plans to Bonne County drainage and awaiting response from the drainage board. Aware of water and drainage coming from the East onto the project site. Was not aware of the gas line affecting the tile placement. Will work with staff in the water resources department at Stoppel Worth & Associates. Will take a second look and work on an improvement plan.

Discussion of WPC

Allan Henderson – The town has been working with Lennar on the Wolfe Road design; there are not any driveways that will be located on the road.

Todd Barker – there is a county drainage ordinance that will require that the storm water be retained on their site. There is a storm water ordinance that will address the concern.

Nathan Harris- asked if Wolfe Road will be closed entirely or partially open during the reconstruction process.

Sean Blackburn, (Entitlements Manager, Lennar Homes, 11555 N Meridian St, Carmel IN 46032) – Wolfe Road will remain open while the new road is being constructed and then the old road will be closed and be demolished.

Nathan Harris – inquired about the cross walk for the golf carts, where is that crossing located?

Sean Blackburn, (Entitlements Manager, Lennar Homes, 11555 N Meridian St, Carmel IN 46032) – The black dash line on the presentation represents the golf cart crossing. Working with staff on the trail system as well.

Nathan Harris – inquired about what Right of Way is being dedicated to the town.

Allan Henderson– the excel and DeCell lanes at the entrance that will be dedicated to the town at the entrance.

Todd Barker– The Right of Way for additional improvements meets the throughfare plan. Confirmed there is additional right of way for future improvements.

Cheryl Hancock – asked for confirmation on lot sizes.

Sean Blackburn, (Entitlements Manager, Lennar Homes, 11555 N Meridian St, Carmel IN 46032) – confirmed lots size are 56x130 and 65x130.

Cheryl Hancock – asked for clarification on the overall acreage. 1.97 per acre is for the total acreage and common areas.

Sean Blackburn, (Entitlements Manager, Lennar Homes, 11555 N Meridian St, Carmel IN 46032) – confirmed that is correct on the acreage and the common areas.

Lauren Foley – asked for clarification of the improvements of 750 S and Indianapolis Road. What are the town's plans for improving the area?

Todd Barker – confirmed that there is a plan for a roundabout to be installed and there are Right of Way challenges and intersections are within Zionsville jurisdiction. No firm dates, still in the planning stages.

Cheryl Hancock – asked for clarification on the total acreage, if it includes the common areas as well in the overall number.

Call for a Vote

Andrew McGee called for a motion, Nathan Harris made a motion for approval for **PC25-028-PP** Primary Plat, as presented and described based on the staff report and recommendations and submitted findings of fact, **Tobe Thomas seconded** motion, and the motion **PASSED 7-0**

7. OTHER BUSINESS

a. UDO Updates

Allan Henderson – reviewing parking standards for the UDO, increase in parking also include an increase in landscaping. Chapter 12, sec 12, including additional definition to better define items. Will be requesting approval at a later date.

Phillip Snoeberger – does the UDO include definition of the mixed-use retail and housing in the UDO

Allan Henderson – confirmed this type of mixed-use Dev is on our radar.

Todd Barker – Noah who is working a list of items that are pertinent to the town. Will add this

Tobe Thomas – inquired if legal will be involved with the changes.

Todd Barker – Legal will be a part of the UDO changes and reviews

Ashley U – this situation is

b. Peabody East Section 3 Secondary Plat

Allan Henderson – shared that the Peabody East Section 3 secondary plat are moving forward

c. Peabody West Section 3 Secondary Plat

Allan Henderson – updated WPC tat the Peabody West Section 3 secondary plat is moving forward.

8. ANNOUNCEMENTS

a. None

9. ADJOURNMENT

Andrew McGee called for a motion, **Phillip Snoeberger** made a motion to adjourn, and the motion was seconded by **Tobe Thomas** motion **PASSED 7-0**. Meeting adjourned at 7:47pm



Andrew McGee, Plan Commission President



Allan Henderson, Planning Administrator