



WHITESTOWN

INDIANA

HEARING DATE: December 8, 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 checked="" 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"/> Tobe Thomas	

2. APPROVAL OF THE AGENDA

- a. **Andrew McGee** called for a motion on the approval of agenda; **Cheryl Hancock** made a motion to approve the agenda as presented. Second, by **Lauren Foley**, the motion **PASSED 7-0**

- b. **Andrew McGee** Called for a motion on the approval of the November 10, 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. No one online or in person requesting to speak.

4. PRESENTATIONS

- a. None.

5. OLD BUSINESS

- a. None

6. NEW BUSINESS

a. **PC25-070-DP Goodman Campbell**

A request by CCI Development for Development Plan approval to build a 12,000 square foot medical office building at 5868 Ruby Road, Whitestown, IN

Presentation

Brian Sheward Kimley-Horn (500 E 96th St., suite 300, Indpls, In 46240)
Jimmy Clark, CCI Development/Cornerstone Development (8902 N. Meridan St., Suite 205, Indpls., IN 46260) is also in attendance, the site is located next to The E-Apartments. This is a request for a Development Plan for Goodman Campbell. The site is currently zoned MU-COR with I-65 overlay. This location will not perform treatments, just a site for visits only. Will be dedicating a small piece of land to the roundabout. This is a 1.56 acre lot with 51 off street parking spaces, there will not be any additional curb cuts for the project. Dumpster enclosure will be located on the East side of the building. Building elevations shared.

Staff Report

Noah Pappas PC25-070-DP, the proposed development plan, elevations are meeting development standards as well as buffering the neighboring apartments. Recommending approval.

Public Hearing Opened at 6:40pm

No one online or in attendance requesting to speak.

Public Hearing closed at 6:41pm

Discussion of WPC

Phillip Snoeberger – inquired about screening on the top of the building.

Jimmy Clark, VP Development, CCI Development/Cornerstone Development (8902 N. Meridan St., Suite 205, Indpls IN 46260) – at this time not aware of placement and will follow any structural standards.

Cheryl Hancock – Inquired about tree/landscaping placement, and relocating the trees, to an area to cover the dumpster enclosure.

Brian Sheward Kimley-Horn (500 E 96th St., suite 300, Indpls, IN 46240)– there are easement that will need to be avoided, will review placement and work with the town on tree/landscaping location.

Andrew McGee – inquired if the walkway will remain open during construction.

Brian Sheward Kimley-Horn (500 E 96th St., suite 300, Indpls, IN 46240)– does not feel that the walking path should be obstructed during construction. Will be working with the local apartment complex for traffic flow when connecting the sewer.

Cheryl Hancock – inquired on when groundbreaking will occur.

Jimmy Clark, VP Development, CCI Development/ (8902 N. Meridan St., Suite 205, Indpls IN 46260) – looking to begin construction within 75 days, depending on weather.

Call for a Vote PC25-070-DP

Andrew McGee asked for a motion, Cheryl Hancock, made a motion to approve **PC25-070-DP Development Plan, Goodman Campbell**, in accordance with UDO 11.6 D as presented and described based on the staff report and submitted findings of facts and the commitment that there will be no extended stay hotel on the site. **Nathan Harris** seconded the motion, and the motion **PASSED 7-0**

- b. **PC25-065-TA Chapter 2: Zoning Districts**
A request by the Whitestown Planning Department to update Chapter 2 of the Unified Development Ordinance.
- c. **PC25-066-TA-Chapter 3: Specific Uses**
A request by the Whitestown Planning Department to update Chapter 3 of the Unified Development Ordinance.
- d. **PC25-067-TA: Chapter 4 Design & maintenance Standards**
A request by the Whitestown Planning Department to update Chapter 4 of the Unified Development Ordinance.
- e. **PC25-068-TA: Chapter 5: Landscaping Standards**
A request by the Whitestown Planning Department to update Chapter 5 of the Unified Development Ordinance.
- f. **PC25-069-TA: Chapter 7: Parking Standards**
A request by the Whitestown Planning Department to update Chapter 5 of the Unified Development Ordinance.

Presentation

Noah Pappas – Provided an overview of the Ordinance updates and changes for Chapters 2 Zoning Districts, 3 Specific Uses, 4 Design & Maintenance Standards, 5 Landscaping Standards, 7 Parking Standards.

A Public comment was received today regarding noise with data centers, that can be found within your material.

Public Hearing Opened at 6:57pm

No one online or in attendance requesting to speak.

Andrew McGee shared the public comment - Ken Newell's (609 E Pierce St, Whitestown IN 46075) comment and concern with the noise that comes from data centers.

Ashley Ulbricht, TAFT Law, Town Attorney – this public hearing is for all text amendments being presented.

Public Hearing closed at 7:00pm

Discussion of WPC

Tobe Thomas – inquired about the noise ordinance.

Noah Pappas – the noise ordinance is currently at 70 decibels.

Nathan Harris – other businesses have noise walls that could assist with the noise, maybe acoustical wall to assist with noise.

Todd Barker – proposing a 3-tier program based on size and larger facilities would need to present to the board for a special exception and additional commitments would be able to be added at that time.

Cheryl Hancock – transitional map for legacy core, do we want to consider adding current businesses to the map.

Todd Barker – provided clarification that there will not be changes to the transitional map at this time.

Tobe Thomas - are there limitations in place for businesses to mix/match rock and mulch.

Noah Pappas – there are not restrictions in place for the use to one type, mulch vs rock.

Nathan Harris – Data center noise, could studies be required for noise/sound to make the surrounding neighbors an understanding of what noise they would hear.

Todd Barker – if the WPC would like to have these limitations added, could pause on that section.

Andrew McGee – would like to have additional criteria for the noise.

Noah Pappas – would the noise be specific to data centers or to noise in general.

Phillip Snoeberger – if noise from backup generators, data centers do have significant amounts of back-up power, should also consider cold storage facilities as they will need back-up power. This could also have an impact on XXXX facilities. The proposed data center language is good, but we are learning more about data centers daily. Do we put changes in now to get ahead of and then make changes as we learn more about the data centers?

Todd Barker – verified that the board could vote on the proposed updates to the ordinance and again make amendments.

Call for a Vote PC25-065-TA

Andrew McGee, called for a motion **Phillip Snoeberger**, made a motion to approve **PC25-065-TA** as presented and described based on the staff report and submitted findings of fact. **Lauren Foley** seconded the motion, and the motion **PASSED 7-0**

Call for a Vote PC25-066-TA

Andrew McGee, called for a motion **Phillip Snoeberger**, made a motion to approve **PC25-066-TA** as presented and described based on the staff report and submitted findings of fact. **Lauren Foley** seconded the motion, and the motion **PASSED 7-0**

Call for a Vote PC25-067-TA

Andrew McGee, called for a motion **Phillip Snoeberger**, made a motion to approve **PC25-067-TA** as presented and described based on the staff report and submitted findings of fact. **Lauren Foley** seconded the motion, and the motion **PASSED 7-0**

Call for Vote PC25-068-TA

Andrew McGee, called for a motion **Phillip Snoeberger**, made a motion to approve **PC25-068-TA**, in accordance with UDO 11.6 D as presented and described based on the staff report, staff recommendation and submitted findings of facts. **Lauren Foley** seconded the motion, and the motion **PASSED 5-0**

Call for Vote PC25-069-TA

Andrew McGee, called for a motion **Phillip Snoeberger**, made a motion to approve **PC25-069-TA**, in accordance with UDO 11.6 D as presented and described based on the staff report, staff recommendation and submitted findings of facts. **Lauren Foley** seconded the motion, and the motion **PASSED 5-0**

7. OTHER BUSINESS

- a. None

8. ANNOUNCEMENTS

- a. Cheryl Hancock – as a reminder if you are still interested in serving on the Plan Commission Board, please submit your application for the following year.

9. ADJOURNMENT

Andrew McGee called for a motion, **Cheryl Hancock** made a motion to adjourn, and the motion was seconded by **Phillip Snoeberger** motion **PASSED 7-0**. Meeting adjourned at 7:18pm

The next regular meeting is scheduled for Monday January 12, 2025, at 6:30 PM.



Andrew McGee, Plan Commission President



Allan Henderson, Planning Administrator