



# WHITESTOWN

INDIANA

HEARING DATE: February 9, 2026, 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 type="checkbox"/> Lauren Foley	<input checked="" type="checkbox"/> Noah Pappas, Planning Administrator
<input checked="" type="checkbox"/> Jason Forsythe	<input checked="" type="checkbox"/> Shannon Downs, EA Dev. Services
<input type="checkbox"/> Chris Gipson	<input checked="" type="checkbox"/> Hayley Sears, Taft Law, 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 **Nathan Harris**, the motion **PASSED 5-0**
- b. **Andrew McGee** Called for a motion on the approval of the January 12, 2026, meeting minutes. **Jason Forsythe** made a motion to approve the meeting minutes as presented, **Nathan Harris** seconded the motion, the motion **PASSED 5-0**

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.

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5. OLD BUSINESS

a. **PC25-078-ZMC Training Facility Rezone**

A request by the Town of Whitestown to Rezone +/- 39 acres from AG – Agriculture to PI – Public Institution at 7900 S 450 E, Whitestown, IN

**Presentation**

Scott Rolston, WPD Chief, Held the neighborhood meeting and increased the notification area an additional half mile radius.

**Staff Report**

Allan Henderson, planning administrator – provided an update on the neighborhood meeting, a summary is provided to the WPC board. Staff reviewed the 1000-foot radius for the surrounding homes as well as the 200-foot buffer, a diagram was shared. The blue indicates the 1000-yard buffer, and the red indicates a 200-foot buffer from existing property lines.

Staff are recommending approval of the rezone for the training facility.

**Public Hearing Open at 6:42pm**

Darren Steele (10756 N Co Rd 800 E)– concerns regarding sound and the deflection of the sound.

Mathew Cummings (10982 N Co Rd 800 E)– Concern with the sound and the plans for the future growth of the use of the property. Concerns with the notifications to the community in the future with the additional growth and use of the property.

Michelle Steel (4085 E 750 S) – shared concerns with the sound, berm length and bullet ricochet. Inquired about the environment with the lead in the ground and the plan for dirt management of the range, would like to see a better plan for the surrounding homes and environment.

Bonnie Kincaid (1905 E 700 S, Lebanon, IN 46075) – speaking on behalf of the Howard school restoration group. Shared concern with bullet ricochet, for the surrounding neighbors.

Andrew McGee – shared email from Kristin Conrad, submitted on 2/9/26.

No one online requesting to speak.

**Public Hearing Closed at 6:58pm**

**WPC Discussion**

Phillip Snoeberger – inquired if other police departments would utilize at the training facility.

Scott Rolston, WPD – Zionsville, Brownsburg would receive an invitation for use, as we currently share their training facilities.

Phillip Snoeberger – shared experience while working across from the outdoor gun range and the noise heard when training occurs.

Scott Rolston – suppressors will be used on rifles, however not an option on handguns. There will be intermittent breaks during training. Training times would be during regular business hours.

Nathan Harris – asked for explanation on berm location.

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Scott Rolston – clarified that the shooting will only be towards the north, there is a berm with an additional. Considering additional berm on the south side of the range.

Jason Forsythe – is there any data available about berm placement for noise.

Scott Rolston – berm distance on the range is the minimum distance required, will be able to provide additional information when they come to present the range to WPC next month. With surrounding development will allow dirt to be dumped on the training property for future berm extension.

Nathan Harris – appreciates the length of the berms being extended.

Phillip Snoeberger – with this being a rezone to a public institution, and is given a favorable recommendation would other projects on the property come back to WPC for approval?

Allan Henderson – tonight's vote is for rezone of favorable or unfavorable rezone to the Town Council. As the property is developed it would have to come to the Plan Commission.

Todd Barker – if future development would require a development plan it would come to WPC. There could be development that does not require a development plan, which would not require a WPC review.

Phillip Snoeberger – with development not requiring a development plan, how are the residents being notified of the future development?

Andrew McGee – asked about previous project and only partial rezone.

Todd Barker – discussed previous projects and they chose to leave out part of the property until a use was decided.

Andrew McGee – just concerned with keeping the public aware of the projects that are ongoing at the training facility.

Phillip Snoeberger – appreciated that this project was required to complete the application process. Want to make sure the residents are updated when future development occurs.

Scott Rolston – the 40 acres currently are planned to have a gun range on the Northwest corner, the K-9 will have a space, and, in the future, there are plans for a training building / classroom area. There is no space for evoc training or a small training town, etc. It will take 15-20 years for the entire property to be built out.

Andrew McGee – inquired about the length of the one side of the berm vs the other.

Scott Rolston – there is not a need for it to be longer as the length is needed for handgun training. Majority of the shooting will be within 20 yards. The East and South side will be increased in length will occur overtime.

Tobe Thomas – asked for an explanation on ricochet, and environmental studies If environmental studies are required at what phase would that be completed.

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Scott Rolston - has a staff member that is an expert on ricochet and will bring them back for future meetings to provide the best answers. There was a previous presentation provided by the expert at an earlier Town Council meeting. Feels confident about what is in place to handle the lead. Outdoor vs indoor range lead is handled differently. The process in place for the outdoor range doesn't feel there are any environmental issues.

Andrew McGee – asked if this will be open to the public?

Scott Rolston – in the future there could be training offered to the public but no open use to public.

Nathan Harris – asked for additional information on the lead mitigation.

Scott Rolston - Provided explanation on lead and dirt maintenance.

Nathan Harris – asked if there is a plan in place for the maintenance of the dirt and lead contamination.

Scott Rolston – confirmed there is a company contracted to maintain the lead in the berms. The contracted company also provides these same services to Carmel.

**Call for a Vote PC25-078-ZMC**

**Phillip Snoeberger** made a favorable recommendation **PC25-078-ZMC Training Facility Rezone** based on staff report, staff recommendations and findings of fact. **Nathan Harris** seconded the motion. **PASSED 5-0**

6. NEW BUSINESS (Public Hearing)

- a. None

7. OTHER BUSINESS

- a. UDO Updates, Data Center  
Noah Pappas provided an overview of the proposed changes to the UDO for Data Centers.
- b. Data Center Tour update – Noah Pappas  
Shared an overview of the tour and provided an example of the site toured.

**WPC Board Discussion**

Todd Barker – scale is very important for the data centers. A tier system was proposed in the UDO and will review those tiers proposed. This company has invested over 20 million dollars into the business.

Tobe Thomas – this facility used very little water.

Nathan Harris – appreciated staff touring and doing informed changes to the UDO. Asked that sound study be consistent and appreciated the different tiers for data centers.

Phillip Snoeberger – would like to see where a sound study be expanded in the UDO and future facilities.

Nathan Harris – when will the changes be proposed to the UDO?

Noah Pappas – would like to have this included on the March agenda, will send out the updates for review.

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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 5-0**. Meeting adjourned at 8:42pm

The next regular meeting is scheduled for Monday March 9, 2026, at 6:30 PM.

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Andrew McGee, Plan Commission President

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Allan Henderson, Planning Administrator