



Meeting Minutes

Whitestown Plan Commission

Date: March 10, 2014

Time: 7:30pm (after BZA meeting)

Location: Whitestown Town Hall, 6320 S. Cozy Lane, Whitestown, IN 46075, (317) 769-6557

Call to Order

8:00pm

Pledge of Allegiance

Roll Call

- Mark Worthley, President
- Jason Lawson, Vice Pres
- Dennis Anderson
- Clinton Bohm
- Mike Roberts
- Greg Semmler
- Josh Westrich
- Staff:
 - Deborah Luzier, Town Planner, GRW
 - John Molitor, WPC/WBZA Attorney

Approve Agenda

1. March 10, 2014

a. Comments

- i. Semmler – under new business, item #5 deals with a Transportation Plan amendment, which has a direct impact on the previous items #3 Eiteljorg Property and Harvest Park Subdivision. I think we should consider item the Transportation Plan amendment before the Eiteljorg Property petitions. Also, I think that item #3 Eiteljorg Property will be a lengthy conversation, so we should move it to the end of the agenda. The new order of items will be #4, #6, #7, #5, and #3

Motion to approve agenda as amended by Semmler. Second by Worthley. Motion passes unanimously.

Minutes

2. February 10, 2014

Motion to approve minutes by Worthley. Second by Bohm. Motion passes unanimously.

New Business

3. **Docket PC14-007-PP – Primary Plat - Eagles Nest, Sect 10.** The petitioner is requesting approval of a Primary Plat to be known as Eagles Nest, Section 10. The subject property contains 12 acres and is located

on the west side of Indianapolis Rd, at Eagles Nest Blvd, in the front of the existing Eagles Nest subdivision. The property is zoned GB General Business. The Technical Advisory Committee (TAC) reviewed the plans on 2/11/2014. The petitioner and owner is Eagles Nest Partners, LLC and the project engineer is Benchmark Consulting, Inc.

a. Discussion

i. Worthley – I received emails about this project that need to be made part of the record and distributed for your review (distributes copies to all members and the file).

b. Introduction – Paul Rioux, president of Platinum Properties. We had some comments from the Concept Plan reviews to increase the size of the parking lot and put in a pull-through driveway and have done that. We were asked to add fencing around the lift station and we have done that. We were asked to move the sign to the front of the neighborhood. The existing sign was \$25,000, so instead of moving the sign, we would add a new sign at the front. We were asked to install a bus shelter, but the pool building has an overhang and we feel that is adequate for students to wait under.

c. Staff Report – Luzier. Amend Staff Recommendation to omit bus shelter requirement, but note that and evergreen landscaping also needs to be installed around the lift station.

d. Public Discussion

i. Joe Conner, 7735 Solomon Dr – This is the first meeting I've been to as a homeowner. Who was notified about the meeting? There are a lot of homes going in this section and it seems crowded. I-65 is nearby and we had the undeveloped area to view up until now. What about the noise? New residents won't realize this until they move in. What kind of reassurance can we get that this won't affect the property values?

ii. Luzier – the notice requirements are for property owners within 600 feet of the subject property or two properties deep, whichever is less.

iii. Worthley – Town Councilman Russell also lives here and tried to get the word out. We discussed this at the Concept Plan meeting and tried to address the relative concerns.

iv. Rosa Ozuyener, 7731 Solomon Dr – I am concerned about the overcrowding in this area. The builder may choose to drop the prices in order to sell homes, so it would affect our property values. Indianapolis Rd is busy and this is dangerous for the new residents whose property backs up to the road. The landscape easement on lot 554 is good. How likely is it that existing property owners will be able to sell their homes? You should make the lots larger and the number of homes smaller. It also needs more open space. This no longer looks like the main entrance to the community.

v. Satmish Saudaram, 7737 Solomon Dr – I concur with the others about the overcrowding and the noise. I am also concerned about this having a negative impact on the property values of the rest of the neighborhood.

vi. Uluc Ozuyener, 7731 Solomon Dr – I spoke with neighbors about the project. The common concern is that this is the entry way to the community. Home quality and size should be comparable to the rest of the neighborhood. There needs to be fewer homes.

vii. Kevin Russell, 6123 Golden Eagle Dr, Town Councilman – the neighborhood has a Facebook page and I've tried to do everything I could to let everyone know about what was going on. I too am concerned about the property values as a resident. The developer agreed to expand the pool parking, the parking driveway, install the buffer around the lift station, and to address the sign location issue. Folks I have talked to are satisfied with the proposal.

e. Response

i. Rioux – Eagles Nest has been a very successful development. The home prices have only grown since we started building many years ago. The frontage road has been framed with landscaping and we have made sure that the fronts of the houses face the frontage road. We feel that the concerns have been addressed. The alternative was commercial uses, so hopefully this is a better choice.

f. WPC Discussion

- i. Roberts – will lot 554 have the berm wrap around it?
- ii. Rioux – no, but it will have landscaping installed. There's an existing drainage easement, so we couldn't berm this if we wanted. The berm along Indianapolis Rd was 4-5 feet with landscaping. We also have to work around the drainage easements in this area.
- iii. Worthley – we discussed this issue last month as well.

Motion to approve PC14-007-PP with conditions as amended by Worthley. Second by Bohm . Motion passes unanimously.

Conditions:

- 1. **Lift Station:** Add a buffer around the existing lift station (next to lot 553) that includes a privacy fence, rolling gate, and evergreen trees. Coordinate design with the Whitestown Municipal Utility staff. Submit a landscape plan for said buffering.
- 2. **Parking for Community Pool Area:** At the Concept Plan meeting, residents stated that the current pool parking lot is not big enough and it is difficult to pull in and out of spaces. Therefore, the pool parking lot should be expanded to accommodate additional vehicles. Lastly, an exit driveway for the parking lot should be added to accommodate the one-way driveway through the parking area. Since this lot also serves as a bus stop, this will allow school busses to pull through the lot instead of having to back up. Submit a detail for parking lot modifications.
- 3. **Add a new neighborhood sign at the front entrance to the development. Submit a detail for the sign and its new location.**

4. **Docket PC14-008-SP - Subdivision - Secondary - Maple Grove, Sect 3.** The petitioner is requesting approval of a Secondary Plat for Maple Grove, Section 3 . The subject property contains 10 acres and is located south of Whitestown Pky and east of 700 E. The property is zoned R-3 Residential. The Technical Advisory Committee (TAC) reviewed the plans on 2/11/2014. The petitioner is M/I Homes of Indiana, LP, the owner is Diversified Property Group, LLC, and the project engineer is Innovative Engineering.

- a. Introduction – Jerry Kittle. This is the final section of Maple Grove. There are 29 lots in this last section.
- b. Staff Report - Luzier
- c. Public Discussion – none.
- d. WPC Discussion
 - i. Semmler – is this section adjacent to Royal Run? Has the drainage been addressed with the neighboring property owner to the south?
 - ii. Kittle – yes, and there is a berm and a power line easement as well. The drainage is master-planned with the Boone County Surveyor and the surrounding property owner.

Motion to approve PC14-00-SP by Worthley. Second by Lawson. Motion passes unanimously.

4. **Docket PC14-011-OB – New TIF District - Anson South Area #1.** The Commission to establish that the new TIF district to be known as Anson South, Area #1, conforms to the plan of development for the town and thereby approves the Whitestown Redevelopment Commission’s Declaratory Resolution and Economic Development Plan.
- a. Introduction – Dennis Otten, attorney for the Town and the Redevelopment Commission. The RDC is in the process of establishing a new TIF area. Part of the process is for the WPC to approve that the Economic Development Plan conforms to the plan for the town. This is being set up to help fund the realignment of Perry Worth Rd. There are four projects within the plan that are covered in the report. We did this same process for Maple Grove back in 2011.
 - b. Staff Report – none.
 - c. Public Discussion – none.
 - d. WPC Discussion
 - i. Bohm – the Council and RDC are part of the approval process. Are the funds controlled by the Council or RDC?
 - ii. Otten – the RDC, but the Council would oversee bonds.
 - iii. Bohm – the WPC would not have any advisory capacity on the funds or the bonds then?
 - iv. Otten – you are correct. This does not affect the normal approval processes for development.
 - v. Worthley – is the estimate exclusively for the road?
 - vi. Otten – no, that is an overall projection to cover all projects.
 - vii. Worthley – this will give the town the ability to issue bonds based on the estimates of the improvements costs.
 - viii. Otten – there is an approval process for the bonds and projects. We would utilize the Redevelopment Authority to address the funding. This would not come back to the WPC.

Motion to approve PC14-011-OB by Worthley. Second by Bohm. Motion passes unanimously.

5. **Docket PC14-010-CA - Transportation Plan Amendment.** The Commission to consider an amendment to the Transportation Plat that removes the proposed extension of 500S between S Main Street and 800E.
- a. Introduction - Luzier
 - b. Public Discussion
 - i. Brad Kallmyer, 5053 S Main St – we support the revision to the Transportation Plan that would remove the 500S extension. There are a lot of natural features that were not taken into consideration when designating this road for extension. There are wetlands in this area. A disruption to these natural areas would be a detriment to the local ecology that the SCO tries to protect. The purchase of this area for right-of-way would be expensive and two homes would lose access because of the proposed roundabouts. I also question the usefulness of this road when the proposed Harvest Park project would provide access between S Main St and 700 E. Beyond 700E is in Zionsville and there would be nothing to require the connection.
 - ii. Richard Mott, - I believe that the Staff Report is in error – I think that the Council asked that this 500S extension be examined instead of deleted. This is a border issue with Zionsville as well. If a change occurs to this plan, we still need an east/west arterial. The

connection in Harvest Park does not serve this issue and 525S is inadequate. I don't understand who benefits from changing this plan. I am in favor of leaving the extension in the plan.

- iii. L.J. Jernstadt, 601 E Pierce – I think the change to the plan should occur. This is a brand new plan and has not been around very long. Another connection in this area would be redundant.
- iv. Todd Durell, 6702 E 525 S – if 525S becomes the arterial between S Main and 700 E, then I object to this. I am not concerned with what it is connecting today, but what it will be connecting in the future. This is why these plans are made. If there's a traffic burden that necessitates these connector roads, then there should also be a plan to negate the traffic in the future.

c. WPC Discussion

- i. Semmler – The Transportation Plan update took several months to put together and involved a lot of people. I believe that in the future, we will look back and wish we didn't remove this connection. We have too many residential developments that exit directly on to S Main St and we have another project before us tonight requesting access to S Main St.
- ii. Anderson – if this is currently in the plan and there is nothing impacting it, then is there a problem with leaving it in the plan? There have been some safety situations when S Main has limited access. I don't understand the necessity of the removal.
- iii. Worthley – this originated at the Town Council level and the proposed subdivision would be providing a connection between S Main St and 700E.
- iv. Anderson – we don't know that a new subdivision will be approved yet.
- v. Bohm – there are many connections between S Main St and 700E in the plan: 400S, the proposed Harvest Park layout, 500S, and 525S. The plan does not show the new jurisdictional lines either. Perhaps a new connection north of Harvest Park would be more appropriate. Or perhaps upgrading the roads already shown as connections in the plan would suffice.
- vi. Anderson – many upgrades are already under way.
- vii. Semmler – that's fine for east/west connections, but what about north/south connections? S Main Street will be taking on the load of all this traffic.
- viii. Bohm – I suggest that if we're discussing 500S as an east/west corridor, then perhaps we should discuss the other corridors at a later meeting.
- ix. Bohm – would a month be enough?
- x. Luzier – we already have at least 5 items being filed for the next meeting.

Motion to continue the hearing until May 14, 2014 by Roberts. Second by Worthley. Motion passes unanimously.

Old Business – Public Hearing

6. Eiteljorg Property and Harvest Park Subdivision

Docket PC14-001-ZA - Zoning Amendment - Eiteljorg Property. The petitioner is requesting approval of a Zoning Amendment from R1-Low-density Residential (1-2 homes/acre) to R3-Medium-density Single-family and Two-family Residential (1.75-3 homes/acre). The subject property contains 108 acres and is located at 4947 S Main St, at the northeast corner of S Main St and 500 S. The property is currently zoned R1-Low-density Residential and the Comprehensive Plan classifies the future land use as Medium Intensity Residential (1-2 homes/acre). The petitioner is Pulte Group and the owner is Harrison and Jack Eiteljorg.

Docket PC14-003-CP - Concept Plan and Waivers - Harvest Park Subdivision. The petitioner is requesting review of a Concept Plan as well as multiple Waivers for the proposed Harvest Park Subdivision. The subject property contains 108 acres and is located at 4947 S Main St, at the northeast corner of S Main St and 500 S. The petitioner is Pulte Group and the owner is Harrison and Jack Eiteljorg.

a. Introduction

- i. Jeff Jacobs, attorney for petitioner - I would recommend that we present these two projects simultaneously and then ask for separate votes. The property has officially been annexed into Whitestown and the remonstrance period has concluded. The BZA hearing on the variances was tabled to the April BZA meeting. As part of the Concept Plan, we are requesting numerous waivers. We would like to move forward with the rezoning request this evening, but are willing to provide additional information on the Concept Plan if needed.
- ii. Dave Compton, Pulte Homes – <PowerPoint> We are requesting R3 zoning for the subject property. The Concept Plan shows the development of 295 homes with three parks (describes Concept Plan layout). The home product is the same as in the Anson Neighborhoods (describes each home style). We feel that this fits intent of the Comprehensive Plan for the town. We originally had 12 waivers and have reduced it to 10.
 1. Waiver #1 WITHDRAWN
 2. Waiver #2 – allow garages to take up more than 60% of the front width of the home.
 3. Waiver #3 – allow garage to extend more than 4 feet forward of the front of the house. We disagree with restriction on the lot width limitation.
 4. Waiver #4 – omit requirement to comply with architectural standards on perimeter lots. Proposed screening would omit this requirement.
 5. Waiver #5 – Omit requirement to comply with architectural standards on backs of houses. We are willing to commit to standards on a model homes, but want to let the buyer pick the amenities for their own home. We will not commit to building quantities of model homes in a neighborhood. We would probably put a sunroom on the model.
 - a. Worthley – so instead of requiring a feature, the buyer would choose the features, if any.
 6. Waiver #6 – establish anti-monotony provisions throughout the neighborhood. We will work with staff to track the home types and ensure that this provision is adhered to.
 7. Waiver #7 - omit requirement for window quantity and placement. We are in agreement with the Staff Report.

8. Waiver #8 – Omit the requirements for landscaping in the common areas. We have reduced the buffer width and have increased the mounding and landscaping.
 9. Waiver #9 – omit the requirement that every 10th contiguous lot shall be 25% larger than the minimum. We have a variety of lot sizes to offer.
 - a. Semmler – at the BZA meeting, we asked to see how the lot sizes are distributed throughout the development vs. clusters of same lot sizes.
 10. Waiver #10 WITHDRAWN.
 11. Waiver #11 – omit the requirement for a clubhouse. We haven't built many clubhouses. Instead we're proposing playgrounds and a picnic pavilion. Also, the homes are large, so there is no need to additional meeting space.
 12. Waiver #12 – reduce driveway setback from 75' to 50'.
- b. Staff Report – Luzier – provides staff recommendations for rezoning, Concept Plan, and Waivers.
- c. Public Discussion
- i. Patty Evans – I moved to my property to ensure that I was not part of suburbia. The property surrounding me was not predicted for high-density housing development. I understand that part of your job is to look at the impact on existing homes and residents. I am concerned about the impact on my property value. I ask that you require an impact study on property values.
 - ii. Jernstadt – in 2005, the community took great pains to ban any R3 development. We also established the standards that are being asked to be waived, varied, or abolished for this project. If we grant every request, we may as well do away with our standards. We already have property zoned R3 for development that hasn't been utilized, so we don't need more high-density residential property zoning. This development would be denser than parts of Walker Farms. We haven't seen any comments from the Lebanon schools yet.
 - iii. Steve Kesler, 6796 E 525 S – good points have been raised so far. Changing the intensity of the zoning would also have an impact on traffic. We moved to this area to avoid the high-density residential development and the issues associated with it. We would prefer that development occur under the existing R1 zoning.
 - iv. Greg Dafler, 4751 S 700 E – I concur with the concerns raised by other residents. The Comp Plan calls for this to be medium-density residential and the proposed development is high-intensity development. Residential lots in this area are 3-8 acres. The development should conform to the current R1 zoning. The rural character should be preserved per the County's Comprehensive Plan. Small concessions to developers add up over time and reduce the quality of development.
 - v. Stacy Bogardus, 4891 S 700 E – We bought our 8-acre property and built a custom home. We relied on the existing zoning when choosing where to live and choosing a low-density residential area. This will have a huge impact on surrounding property owners. It doesn't matter how many barriers and buffers are put up, the impact will be significant on traffic, schools, and property values. The development should conform to the existing R1 zoning with lower density.
 - vi. Worthley – there are 295 lots proposed. The current zoning would allow 216 homes. So, Bogardus, would you have issues with a 216-home subdivision if it were built here?

- vii. Bogardus – it would be more palatable. A study on the impact to surrounding home values should still be done.
- viii. Brad Kallmyer, 5053 S Main St – with regard to the Concept Plan, if the 500S extension is considered, this would significantly change the character of this development. Improvements should be made to S Main St and 700 E.
- ix. Ray Baskin, 4780 S 700 E – I keep hearing references to the Comprehensive Plan that the density should be higher. I would like to see the zoning kept at R1.

d. Rebuttal

- i. Compton - The ordinance is specific about buffering. We have surpassed the minimum requirements for buffering. When surrounding lots are large, there will be a transition buffer area no matter what type development occurs. The school corporation contacted us and indicated that they have no concerns with this project. We will forward a copy of this letter to the file. We are requesting 2.71 units per acre. This development has been compared to Walker Farms and our development is less dense, homes are larger, we have architectural standards, and anti-monotony standards. Our development will have a positive impact on the community.

e. WPC Discussion

- i. Molitor – for this petition, the WPC would give a recommendation to the Town Council: favorable, unfavorable, or no recommendation. On the Concept Plan, you provide input and make a decision regarding information needed for the primary plat. At tonight’s BZA meeting, the Board continued the variances for this project to the April 14th meeting in order to see how the WPC acts on the rezoning.
- ii. Semmler – at the BZA we felt that a lot of information was brought up and additional time is needed to look it over. We also wanted to see what happened with the 500S extension recommendation by the WPC.
- iii. Worthley – what elements does the BZA have jurisdiction over for this project?
- iv. Molitor – the BZA has 4 variances from the Zoning Ordinance before them. Any action taken by the BZA would be contingent on the approval of R3 zoning by the Council.
- v. Worthley – the Walker Farms subdivision was approved by the Boone County APC before the Whitestown WPC was in effect. We did not control the approval of that project. The Comprehensive Plan says that density is not bad in and of itself, but it can be off-set by the design standards that have since been put in place.
- vi. Jacobs – Pulte has their own architectural features that don’t correspond with Whitestown’s ordinances, though.
- vii. Compton – The product proposed here is the same product that we built in Anson Neighborhoods.
- viii. Worthley – I have no issue with your home design. The two waivers I was struck by were #5 (architectural standards) and #9 (every 10th lot should be larger). I do not agree with granting these two waivers. If you’re asking for a rezoning with the intent of these waivers, I would be opposed to it.
- ix. Compton – we have large lots. The key to a successful development is not based on lot size, but how a lot “lives”. Many of our lots are adjacent to common areas so it makes the lots seem bigger. We could provide you with more detail and analysis on the layout to assist you with understanding it. There aren’t any other communities who require rear façade features. We ask that you respect a buyer’s freedom of choice.
- x. Worthley – I want to make it clear that I wouldn’t be as opposed to the waivers if you weren’t asking for the R3 zoning.

- xi. Compton – we have given staff all the architectural quality and materials commitments that we are willing to make.
- xii. Luzier – as of today, Staff has not received this information yet.
- xiii. Worthley – I don't want to make a recommendation on rezoning when we don't have all of the information we need about the Concept Plan.
- xiv. Jacobs – we have provided adequate information regarding the rezoning for you to make your decision.
- xv. Worthley – with regard to waiver #5 (architectural standards), maybe our list is not comprehensive enough for you, would you be able to provide comparable options? I don't want to waive it all together. "Nothing" is still an option per your proposal.
- xvi. Semmler – we need to be sensitive to our neighbors in Zionsville. R2 zoning in Whitestown is different from the R2 zoning in Zionsville and the R2 zoning in Boone County. We need to be sensitive to our community and our growth.
- xvii. Worthley – we don't have to grow as fast as someone wants.
- xviii. Semmler – true, but developing under R2 zoning on this property will be too expensive and would never build-out.
- xix. Worthley – it's currently zoned R1.
- xx. Semmler – there's only so much marketability for these things. I think the petitioner is doing his best to bring more variety to an R3-zoned development that this area has ever seen. You need to look at this realistically.
- xxi. Bohm – there were a laundry list of waivers. If we did just the zoning amendment. Can you outline the separation between the rezoning part and the Concept Plan part?
- xxii. Luzier – reads staff report for rezoning. This would apply to anyone who develops the property in the future - not just the petitioner before us tonight.
- xxiii. Bohm – as Semmler said, we need to be realistic as to what's marketable in this area. We could act on the rezoning request tonight and then take some more time to work on the Concept Plan.
- xxiv. Molitor – once you make a recommendation on the rezoning, the terms are essentially out of your hands.
- xxv. Bohm – we could request recommended the Concept Plan impact studies in order to get additional information about the impact of this development that would be separate from the rezoning component.

Motion to give a favorable recommendation to the rezoning with the conditions per the Staff Report by Roberts. Second by Bohm. Motion passes 5/2 (Anderson and Worthley dissenting).

Conditions:

- 1. The following land uses shall be prohibited on the subject site: Two-family homes, Colleges and Universities, Elementary & Secondary Schools, Group Residential Facilities, Junior Colleges and Technical Institutes.*
- 2. Any additional right-of-way and reasonable roadway improvements to S Main St and 700 E shall be provided along the development's frontage so that these roads continue to function as Major Arterials per the Transportation Plan.*
- 3. Roadway connections (stub streets) to the north and south shall be provided to foster connectivity between future developments to comply with the Transportation Plan.*

4. *Trail/pathway connections to the north and south of the development shall be provided to foster connectivity between future developments to comply with the Transportation Plan.*
5. *Provide a written agreement with the Parks Department that the proposed public park space(s) is reserved for a negotiated period of time until the Parks Department chooses to/not accept it for public use.*

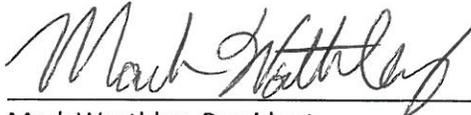
Motion to continue the Concept Plan to April 14, 2014 by Roberts. Second by Bohm. Motion passes unanimously.

Announcements

7. **2014 Meeting Schedule Change.** To avoid meeting conflicts, the BZA will be amending their meeting schedule in order to meet on dates separate from WPC meeting dates.
 - a. Semmler – the BZA decided to meet on the first Thursday of each month at 6:30pm starting in May.
8. **Comprehensive Plan Update.**
 - a. Bohm – on April 3rd, we will meet and set a new meeting schedule. We are gathering plans from surrounding communities as well. Luzier (GRW) and the subcontractor (TSW) would help assist with putting the plan together. We're looking at a 9-month schedule with adoption by the end of the year.

Adjourn

10:39pm



Mark Worthley, President



Deborah Luzier, Secretary

WHITESTOWN



INDIANA

PLAN COMMISSION MEETING

PUBLIC COMMENT/REQUEST TO SPEAK

Name: Rosa Ozyence Date: March 19, 2015

Address (optional) 7731 Solomon City: Zionsville

Agenda Item: Eagles Nest

Non_Agenda Item: _____

Comment(s) Over-crowding, people didn't know about it

Wants fewer lots in the new development.

The Whitestown Plan Commission welcomes your comments. Please complete this form and hand it to Town staff. The Plan Commission President will call on you to speak during all public hearings appearing on the Plan Commission agenda.

Public Comment is limited to 3 minutes per speaker. When speaking, please approach the microphone at the podium, and state your name and the city/town in which you reside. Address your comments to the Plan Commission as a whole.

- This form provides necessary information for preparation of the permanent record of the meeting. If a follow-up is requested, an address is necessary for the purpose of receiving communication from the Town.
- NOTE: This form is subject to public disclosure.

WHITESTOWN



INDIANA

PLAN COMMISSION MEETING

PUBLIC COMMENT/REQUEST TO SPEAK

Name: KEVIN RUSSELL Date: 3/10/14

Address (optional) Cell 73 Golden Eagle City: _____

Agenda Item: #4 EAGLES NEST

Non_Agenda Item: _____

Comment(s) _____

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WHITESTOWN



INDIANA

PLAN COMMISSION MEETING

PUBLIC COMMENT/REQUEST TO SPEAK

Name: STACEY BOGARDUS Date: 3-10-14

Address (optional) _____ City: _____

Agenda Item: HARVEST PARK SUBDIVISION

Non_Agenda Item: _____

Comment(s) _____

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WHITESTOWN



INDIANA

PLAN COMMISSION MEETING

PUBLIC COMMENT/REQUEST TO SPEAK

Name: Greg Daffer Date: 3/10/14

Address (optional) 4751 S 700 E City: Whitestown

Agenda Item: Harvest Park

Non_Agenda Item: _____

Comment(s) Echos other comments.

The Whitestown Plan Commission welcomes your comments. Please complete this form and hand it to Town staff. The Plan Commission President will call on you to speak during all public hearings appearing on the Plan Commission agenda.

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INDIANA

PLAN COMMISSION MEETING

PUBLIC COMMENT/REQUEST TO SPEAK

Name: STEVE KESLER Date: 3/10/14

Address (optional) 6796 E 525 S City: Whitestown

Agenda Item: Harvest Park

Non_Agenda Item: _____

Comment(s) _____

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WHITESTOWN



INDIANA

PLAN COMMISSION MEETING

PUBLIC COMMENT/REQUEST TO SPEAK

Name: TODD DURELL Date: 3/10/14

Address (optional) 6702 E 525 S City: WHITESTOWN

Agenda Item: HARVEST PARK

Non_Agenda Item: _____

Comment(s) _____

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WHITESTOWN



INDIANA

PLAN COMMISSION MEETING

PUBLIC COMMENT/REQUEST TO SPEAK

Name: L J JERNSTADT Date: 3 10 2014

Address (optional) 601 E. Pierre St City: _____

Agenda Item: YES Multiple (Harvest Park) (500 E)

Non_Agenda Item: _____

Comment(s) 2005 Petition

The Whitestown Plan Commission welcomes your comments. Please complete this form and hand it to Town staff. The Plan Commission President will call on you to speak during all public hearings appearing on the Plan Commission agenda.

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WHITESTOWN



INDIANA

PLAN COMMISSION MEETING

PUBLIC COMMENT/REQUEST TO SPEAK

Name: DLUC OZUJENKA Date: 3/10/2014

Address (optional) 7731 Solomon Dr. City: ZIONSVILLE

Agenda Item: EAGLES NEST EXTENSION

Non_Agenda Item: _____

Comment(s) Entrance to community is diminished.
fewer homes.

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WHITESTOWN



INDIANA

PLAN COMMISSION MEETING

PUBLIC COMMENT/REQUEST TO SPEAK

Name: Sathish Sundaram Date: 03/18/2014

Address (optional) 7737 Solomon Dr City: _____

Agenda Item: Eagles Nat

Non_Agenda Item: _____

Comment(s) New homes' value questioned.

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WHITESTOWN



INDIANA

PLAN COMMISSION MEETING

PUBLIC COMMENT/REQUEST TO SPEAK

Name: Joe Connor Date: 3-10-14

Address (optional) 7733 Solomon Dr City: Zionsville

Agenda Item: Eagles alert

Non_Agenda Item: _____

Comment(s) How were homeowner's notified?

Upset abt view. What about noise?

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WHITESTOWN

INDIANA
BZA MEETING

PUBLIC COMMENT/REQUEST TO SPEAK

Name: BRAD KALLMYER Date: 3/10/14

Address (optional) 5053 S. Main City: Whitestown

Agenda Item: ~~50~~ Harvest Park

Non_Agenda Item: _____

Comment(s) _____

The Whitestown BZA welcomes your comments. Please complete this form and hand it to Town staff. The BZA President will call on you to speak during all public hearings appearing on the Plan Commission agenda.

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WHITESTOWN



INDIANA BZA MEETING

PUBLIC COMMENT/REQUEST TO SPEAK

Name: STEVE KESLER Date: 3/10/14

Address (optional) 6796 E 525 S City: Whitestown

Agenda Item: Hawest Park

Non_Agenda Item: _____

Comment(s) _____

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WHITESTOWN



INDIANA BZA MEETING

PUBLIC COMMENT/REQUEST TO SPEAK

Name: STACEY BOGARDUS Date: 3-14-10

Address (optional) _____ City: _____

Agenda Item: HARVEST PARK SUBDIVISION

Non_Agenda Item: _____

Comment(s) _____

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WHITESTOWN



INDIANA BZA MEETING

PUBLIC COMMENT/REQUEST TO SPEAK

Name: Greg Dafler Date: 3/10/14

Address (optional) _____ City: Whitestown

Agenda Item: Harvest Park

Non_Agenda Item: _____

Comment(s) _____

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WHITESTOWN



INDIANA BZA MEETING

PUBLIC COMMENT/REQUEST TO SPEAK

Name: L.J. JERNSTADT Date: 3 10 2014

Address (optional) _____ City: _____

Agenda Item: ~~NO~~ YES BZA 14 001 DV

Non_Agenda Item: _____

Comment(s) _____

The Whitestown BZA welcomes your comments. Please complete this form and hand it to Town staff. The BZA President will call on you to speak during all public hearings appearing on the Plan Commission agenda.

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WHITESTOWN



INDIANA BZA MEETING

PUBLIC COMMENT/REQUEST TO SPEAK

Name: PATY EWANS Date: _____

Address (optional) 4826 S 700 E City: Whitestown

Agenda Item: HARVEST PARK DEV - ZONING.
PC14-001-2A.

Non_Agenda Item: _____

~~PC~~
Comment(s) Impact on Property Value.

Request Pricing Analysis of Homes Adjacent to
HARVEST PARK Contrasted to Values of Greater
Whitestown.

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Did not want to be part of suburbia.
Wants analysis on affect of adjacent home value.