



Meeting Minutes

Whitestown Plan Commission

Date: July 14, 2014

Time: 6:30pm

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

Call to Order

6:33pm

Pledge of Allegiance

Roll Call

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

Approve Agenda

1. July 14, 2014

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

Minutes

2. June 9, 2014

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

Old Business

3. **Docket PC14-016-ZA - Zoning Amendment - Wrecks property I2 to R3.** The petitioner is requesting approval of a Zoning Amendment from I2 - General Industry to R3 - Medium-density Single-family and Two-family Residential for the purposes of a 232 unit subdivision to be known as Timberstone. The subject property contains 95 acres and is located at 7238 S Indianapolis Rd, on the west side of Indianapolis Rd, north of 750 S. The property is classified as Medium Intensity Residential (1-2 units/acre) in the Comprehensive Plan. The petitioner is Westport Homes and the owner is Wrecks, Inc. Continued to August 11, 2014 meeting in order to obtain environmental studies.

New Business – Public Hearing

4. **Docket PC14-021-ZA - Zoning Amendment - Weber property AG to I2.** The petitioner is requesting approval of a Zoning Amendment to I2 - General Industry. The subject property contains 3 acres and is located on the west side of Indianapolis Rd, north of Perry Blvd. The property is zoned AG - General Agriculture and it is classified as High-intensity Industrial in the Comprehensive Plan. The petitioner is Moench Engineering and the owner is Eldie Weber Limited Ptrshp.
- a. Presentation – Brian Moench, Moench Engineering representing the Eldie Weber Limited Partnership. Weber Concrete is north of this property. We are asking for rezoning to Industrial 2. The property is south of the new Love’s Travel Center and east of the Perry Industrial Park. We don’t have a user for the property yet. Rezoning to industrial will give the property marketability and flexibility for future development. It is 3 acres in size. We agree with the conditions and limitations proposed by the Staff Report.
 - b. Staff Report – Luzier.
 - i. Worthley – do you have any issues with the Staff Report conditions and limitations?
 - ii. Moench – we have no issues with the Staff Report.
 - c. Public Comment – none.
 - d. WPC Discussion – none.

Motion for a favorable recommendation with conditions by Worthley. Second by Bohm. Motion passes unanimously.

CONDITIONS:

1. *Additional right-of-way for Indianapolis Rd provided where necessary to ensure that it continues to function as a Minor Arterial.*
2. *Trail/pathway connections should be required to foster connectivity between future developments.*
3. *One driveway access point onto Indianapolis Rd shall be permitted.*
4. *To preserve the industrial character of the area, the following uses should be prohibited as part of this rezoning:*
 - *Stable, Private*
 - *Temporary Mobile Home*
 - *Anhydrous Ammonia Storage & Distribution*
 - *Slaughter House*
 - *Warehouse (Grain Storage)Outdoor Shooting Range, public or private*
 - *Day Care Center*
 - *Animal Day Care Facility*
 - *Veterinary Animal Hospital*
 - *Theater, Outdoor*
 - *Roadside Produce Stand*
 - *Sale Barn for Livestock*
 - *Commercial Facility for Breeding Non-farm Fowl*
 - *Farm Seasonal Worker Housing*
 - *Cemetery or Crematory*
 - *Fairgrounds*
 - *Stable, Public*
 - *Junk Yard*
 - *Liquefied Petroleum Gas, Bottled Gas Dealers*
 - *Golf Driving Range & Miniature Golf*

- *Indoor Recreation Facility*
- *Race Track*
- *Stadium, Coliseum*
- *Accounting, Auditing, & Bookkeeping*
- *Electrical Repair Shop*
- *Parking Garage*
- *Parking Lot*
- *Passenger Car Rental*

New Business – Public Meeting

5. **Docket PC14-018-DP - Development Plan - Anson Building 8A.** The petitioner is requesting approval of a Development Plan for Building 8A at Anson - All Points. The subject property contains 39 acres and is located on the east side of 500 E, south of Albert S White Dr (southeast of Amazon). The property is zoned PUD - Anson Planned Unit Development. The Technical Advisory Committee (TAC) reviewed the plans on 6/17/2014. The petitioner and owner is Browning/Duke LLC and the project engineer is American Structurepoint.

a. Presentation –

- i. Brian Tuohy, attorney for developer. Introduces Blaine Paul, Duke Realty. Reviews location of site within the Anson PUD Land Use Plan. The building is 707,000sqft on 39 acres. It will be a multi-tenant industrial warehouse. The site is in the Commerce District of the PUD just south of Kenco/GNC and southeast of Amazon. This will be a spec building as a tenant has not been determined yet. There is a buffer including berms and ponds that separates this site from the excluded residential area to the south of 450 S as required by the PUD ordinance.
- ii. Paul - this building has area to expand to the east if needed. Approval includes the proposed parking areas shown on the development plan. There are two access drives off of 500 E for this building as well as a third drive that wraps around the south side of the site to access the east side of the building. The goal is to keep user traffic internal to the site and off of 500 E or other area roadways. Trucks are not supposed to use 450 S, so we are proposing signs in this area to deter any trucks that might need clear direction. An asphalt pathway is proposed along the east side of 500 E that ties into the existing pathway as well as up to 400 S. Describes private fire protection service plan that utilizes water from the ponds. Sewer and water mains are on-site and tie into the main system lines. A master drainage plan has been put in place for this industrial area of Anson and includes the existing and proposed plans. There are existing breaks in the berms to accommodate storm pipes that drain to the ponds along 450 S. Once the pipes are installed, we'll be able to complete the berms. Describes proposed building elevations. Lighting will be flat-lens, shoebox fixtures similar to existing buildings. The dark coloring on the building will help absorb light and minimize reflection. There were a lot of conditions tied to Building 7A that also apply to this Building 8A. These conditions carry over and are incorporated into the development plan.
- iii. Tuohy – describes off-site views of the buffer berms and ponds along 450 S that protect the excluded residential area.
- iv. Paul – the sidewalk on 450S is existing and we will be tying into it. We have prepared a landscape plan that is in compliance with the PUD requirements. One of the berm gaps will remain until Building 8B is constructed and drainage infrastructure is installed. Building 8B will be accessed from the third drive on the southern boundary of this development plan. Future Building 8B may be free-standing or could be an expansion of Building 8A.
- v. Tuohy – we have addressed the TAC comments. Reviews compliance with the PUD ordinance.

- b. Staff Report – Luzier – approval of the development plan includes all of the future parking areas.
- c. Public Comment – None.
- d. WPC Discussion
 - i. Anderson – there are no changes proposed to the buffering and berm that are already in place.
 - ii. Paul – correct.

Motion to approve the Development Plan by Roberts. Second by Bohm. Motion passes unanimously.

6. **Docket PC14-019-SP - Secondary Plat - Whitestown Crossing III.** The petitioner is requesting approval of a Secondary Plat for Whitestown Crossing III. The subject property contains 26.5 acres and is located at the northeast corner of Indianapolis Rd and SR267. The property is zoned GB - General Business. The Technical Advisory Committee (TAC) reviewed the plans on 6/17/2014. The petitioner and owner is Whitestown Crossing III and the project engineer is Innovative Engineering.
- a. Presentation – Jerry Kittle, Innovative Engineering. Describes proposed development for the lots and blocks. Users have not been identified yet.
 - b. Staff Report – Luzier – the proposed driveway between Lot 3 and Block H should be removed as discussed.
 - c. Public Comment – none.
 - d. WPC Discussion
 - i. Worthley – what kind of development is proposed?
 - ii. Kittle – this will be business and very light industrial where permitted.
 - iii. Semmler – what are you doing about the homes that exist on Indianapolis Rd?
 - iv. Kittle – Valenti-Held own the homes in front of Block H along Indianapolis Rd. We expect it to transition to part of this development in the future. The proposed pond at the south end of the property will be constructed first to accommodate the three lots right off the interchange.

Motion to approve the Secondary Plat by Bohm. Second by Roberts. Motion passes unanimously.

7. **Docket PC14-022-DP - Development Plan - Villages at Anson II.** The petitioner is requesting approval of a Development Plan for a commercial outlot in front of Meijer to be known as Villages at Anson II. The subject property contains 1 acre and is part of the Anson PUD. The Technical Advisory Committee (TAC) reviewed the plans on 6/17/2014. The petitioner and owner is Villages at Anson LLC and the project engineer is HWC Engineering.
- a. Presentation –
 - i. Craig Anderson, Duke Realty - The owner could not attend this evening, so I am presenting on behalf of them. The same company has brought Villages at Anson I and Anson Self-storage. This building will be 5,400sqft and include a drive-through. This building will resemble the Villages at Anson I building.
 - ii. Sean Downey, HWC Engineering – the site is east of the credit union and will have two driveways off of the frontage road in front of Meijer. The development meets the Anson PUD requirements.
 - b. Staff Report – Luzier.
 - c. Public Comment – none.
 - d. WPC Discussion – none.

Motion to approve PC14-022-DP with conditions by Worthley. Second by Anderson. Motion passes unanimously.

CONDITIONS:

8. **Docket PC14-020-SP - Secondary Plat - Harvest Park, Sect 1.** The petitioner is requesting approval of a Secondary Plat for the first section of Harvest Park. The subject property contains 33 acres and is located at 4947 S Main St, on the east side of S Main St, north of 500 S. The property is zoned R3 - Medium-density Single-family and Two-family Residential. The Technical Advisory Committee (TAC) reviewed the plans on 6/17/2014. The petitioner is Pulte Homes of Indiana, LLC, the owner is Harrion and Jack Eiteljorg, and the project engineer is HWC Engineering.
- a. Presentation – Brandon Burke, HWC Engineering. Introduces Matt Lohmeyer of Pulte Homes. This project has been before you for the last few months. This section will have 66 lots and will be accessed off of S Main St. The pending commitments are being reviewed by our attorney. The covenants are also being drafted. We will submit the final Primary plans as requested.
 - b. Staff Report – Luzier.
 - c. Public Comment
 - i. Craig Anderson – we have been involved with Pulte in several projects at Anson. While this is not part of Anson, we consider them a first-class developer and builder. We have been pleased with all they have done.
 - d. WPC Discussion
 - i. Semmler – this is the second month in a row that the commitments are still being reviewed.
 - ii. Luzier – I have made all of the necessary edits for them to review. Hopefully this will save everyone some time.
 - iii. Molitor – I have reviewed these with Staff. Some of the provisions in the commitments that made things easier for the developer were left out of their draft. Luzier has put them back in.
 - iv. Semmler – will this keep us from proceeding with a decision?
 - v. Molitor – on the contrary, the revisions will help both the developer and the WPC proceed with the project.
 - vi. Semmler – I assume that the change in leadership at Pulte will not affect the quality of this development that was proposed.

Motion to approve the Secondary Plat with conditions by Worthley. Second by Bohm. Motion passes unanimously.

CONDITIONS:

- 1. *So that Staff can properly review the details of the plat and ensure that commitments have been satisfied, the final draft of ALL comments that have been made (rezoning, variances, and waivers) must be reviewed and approved by Staff BEFORE petitioner records them again.*
- 2. *Provide a copy of the Covenants for review before recording the subdivision plat.*
- 3. *Final sets of plans to complete the Primary Plat process need to be submitted.*

Announcements

9. **Status Report on the Comprehensive Plan Update** – Clinton Bohm. We have moved the meetings to the fourth Thursday of the month in order to avoid the busy meeting schedules at the beginning of the month. HWC is preparing the Strategic Plan and we will be doing the S.W.O.T. analysis at an upcoming meeting. We have drafted the land use plan and it will be ready for discussion at the next meeting. We are

evaluating the existing plan and updating the land use plan. Once we get input from the public, we should have those comments incorporated and the final draft ready for consideration by the WPC in December.

- a. Lauren Bailey, Asst Town Mgr – we are working with various interest groups and neighborhood groups to help get the word out.
- b. Molitor – there is a lot of innovative thinking in this process for Whitestown.

Adjourn

7:30pm



Mark Worthley, President *vice.*

Clinton Boh



Deborah Luzier, Secretary

Whiteston PC BZA Meeting

Date: 7-14-14

Meeting Attendance Sign-in Sheet (please print)

Meeting Attendance Sign-in Sheet (please print)			
	Name	Address	Notify if judicial review is filed? <input checked="" type="checkbox"/>
1	BRIAN MOELICH	3996 CLARKS CREEK RD PLAINFIELD NJ 46168	
2			
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