



Meeting Minutes

Whitestown Plan Commission

Date: August 11, 2014

Time: 6:30pm

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

Call to Order

6:30pm

Pledge of Allegiance

Roll Call

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

Approve Agenda

1. August 11, 2014

Motion to approve minutes by Westrich. Second by Lawson. Motion passes unanimously.

Minutes

2. July 14, 2013

Motion to approve minutes by Westrich . Second by Lawson. 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 September 8, 2014 meeting in order to obtain environmental studies

New Business – Public Hearing

4. TIF Districts

- a. **Docket PC14-028-OB - Other Business – new TIF District - Legacy Core.** The Commission to establish that the new TIF district to be known as the Legacy Core, conforms to the plan of development for the town and thereby approves the Whitestown Redevelopment Commission's Declaratory Resolution and Economic Development Plan.
 - i. Presentation – Dax Norton, Town Manager. This does include the majority of the historic downtown area. There are a few potential projects coming to this area. This TIF is a tool we can put in place to assist with economic development funding.
 - ii. Bohm – Molitor, could you elaborate the role of the WPC on this?
 - iii. Molitor – your resolution is to confirm that the proposal is in compliance with the Comprehensive Plan.
 - iv. Semmler – since the Comp Plan is currently being updated, how would this affect this new TIF District?
 - v. Norton – The we expect very few changes to the Legacy Core area as part of the Comp Plan updates. Regardless, it will not affect your consideration of the TIF tonight.
 - vi. Bohm – In addition, we are pulling the 2012 Downtown Plan into the Comp Plan update without changes.

Motion to establish the new Legacy Core TIF District conformance (PC14-028-OB) by Bohm . Second by Roberts. Motion passes unanimously.

- b. **Docket PC14-029-OB - Other Business – expand TIF District - Anson South Area #1.** The Commission to establish that the expanded TIF district known as the 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.
 - i. Presentation – Dax Norton, Town Manager. Not including this area into the original TIF was an oversight. The expansion of the original area is what you are considering tonight.
 - ii. Semmler – we've had some difficulties with the Anson TIF areas in the past. Will this also be problematic.
 - iii. Norton – there have been no issues with this particular TIF district. The others are county TIFs and not under our control.

Motion to establish the expansion area of the Anson South Area #1 TIF District's conformance (PC14-029-OB) by Bohm. Second by Anderson. Motion passes unanimously.

New Business – Public Meeting

5. **Docket PC14-023-SP - Secondary Plat - Walker Farms, Sect 17.** The petitioner is requesting approval of a Secondary Plat for Section 17 of Walker Farms. The subject property contains 19 acres and is located at the southwest corner of S Main St and Albert S White Dr. The property is zoned R3 - Medium-density Single-family and Two-family Residential and is planned for two-family residential development. The Technical Advisory Committee (TAC) reviewed the plans on 7/15/2014. The petitioner and project engineer is Weihe Engineers, Inc. and the owner is Beazer Homes Indiana, LLP.

- a. Staff Report – Luzier

- b. Presentation – Jim Shields, Weihe Engineers. This is a 36-lot, two-family section of Walker Farms that will have 72 residential units. Section 15 is still to be developed, so Section 17 is not the last one.
- c. WPC Discussion
 - i. Bohm – Luzier, since the last Section 15 still needs to come before us in the future, can we omit the compliance condition from Staff’s recommendation?
 - ii. Luzier – that’s fine. We can ensure that compliance with all of the conditions of the rezoning are reviewed and tied to the last Section 15.
 - iii. Westrich – that is fine. We still need to make sure all of the TAC comments are addressed as part of Section 17 regardless.

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

CONDITION: Remaining TAC comments shall be addressed.

Announcements

- 6. **Status Report on the Comprehensive Plan Update** – Clinton Bohm. The public open house meeting will be on August 20th. There will be an afternoon session and an evening session. The next steering committee meeting will be August 28th. Meetings will be on the 4th Thursday of each month from 6-8pm.
- 7. **Molitor** – Staff and I have discussed the possibility of establishing a review committee for the purpose of looking over the proposed revisions to the GCI PUD that was recently filed. Do you want to go ahead and appoint that committee and get started?
 - a. Bohm - I am willing to participate. Are there any other volunteers?
 - b. Semmler – I am willing to participate.
 - c. Roberts – I am as well.
 - d. Bohm – then the Review Committee will be myself, Semmler, and Roberts.
 - e. Luzier – I will distribute materials this week so that you can begin looking them over.

Adjourn

6:47pm



Clinton Bohm, Vice President



Deborah Luzier, Secretary

Whiteston PC BZA Meeting

Date: 8.11.14

Meeting Attendance Sign-in Sheet (please print)

			Notify if judicial review is filed? ✓
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