



# Meeting Minutes

*Whitestown Plan Commission*

**Date:** September 8, 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 – just resigned)
- Clinton Bohm, Vice Pres
- Dennis Anderson
- Jason Lawson
- Mike Roberts
- Greg Semmler
- Josh Westrich (absent)
- Staff:
  - o Deborah Luzier, Town Planner, GRW
  - o John Molitor, WPC/WBZA Attorney

## Approve Agenda

1. September 8, 2014
  - a. Add Special Election for the resignation of President Mark Worthley.
    - i. Bohm – we received an email from Mark Worthley notifying us that he is resigning from the WPC. After the minutes, we'll have a Special Election for new officers. Also, we should move the Wrecks rezoning to the end of the agenda.

*Motion to approve agenda by Bohm. Second by Semmler. Motion passes unanimously.*

## Special Election

2. President

*Motion to nominate Clinton Bohm as President by Roberts. Second by Lawson. Motion passes unanimously.*

3. Vice President

*Motion to nominate Mark Roberts as Vice President by Lawson. Second by Bohm. Motion passes unanimously.*

## Minutes

4. August 11, 2014

*Motion to approve minutes by Semmler. Second by Lawson. Motion passes unanimously.*

### New Business – Public Hearing

5. **Docket PC14-026-ZA - Zoning Amendment - GCI PUD amendment.** The petitioner is requesting approval of an amendment to the Golf Club of Indiana Planned Unit Development. The subject property contains 435 acres and is located on the south side of Whitestown Pky, west of Indianapolis Rd. The request includes 1) adding and rezoning property to the project, 2) reconfiguring the concept plan, and 3) amending the text of the PUD. The petitioner is BHI Retirement Communities, Inc; the owner is BHI Retirement Communities, SLDevelopment, and Washburn Family Enterprises; and the project engineer is Stoepfelwerth.
- a. Presentation – Jon Dobosiewicz, land use professional with law firm representing developer and property owner. Introduces Paul Rioux with Platinum Properties and Jim Shinaver with the law firm. Property contains 440 acres. Describes ownership of parcels. Describes original 1999 PUD boundaries and areas to be added. A petition for annexation will be filed for the parcel currently outside the town limits. The revision to the PUD is in compliance with the Comprehensive Plan. The PUD will have three sub-districts: single-family, multi-family, and commercial. We anticipate meeting with the PUD Review Committee prior to the WPC making their recommend
  - b. Staff Report – Luzier – Staff does not have a recommendation at this time. When the PUD Review Committee has completed their review, a recommendation will be made.
  - c. Discussion
    - i. Bohm – The Public Hearing portion is closed. The PUD Review Committee meeting is open to the public.
    - ii. Dobosiewicz – we are happy to meet with concerned property owners and relay their concerns to the committee.
    - iii. Bohm – 9/11/14 at 8:00pm is the next meeting of the PUD Review Committee here at the Town Hall. The WPC will consider the PUD at a later date after the Committee has weighed in.

### New Business – Public Meeting

6. **Docket PC14-025-DP - Development Plan - PAL Properties Bldg.** The petitioner is requesting approval of a Development Plan for the PAL Properties Building in Perry Industrial Park II, lot 18, The subject property contains 2.6 acres and is located at 3881 Perry Blvd, on the south side of Perry Blvd, west of SR267, in Perry Industrial Park II. The property is zoned both I1 - Light Industry and I2 - General Industry. The Technical Advisory Committee (TAC) reviewed the plans on 8/12/2014. The petitioner is PAL Properties, the owner is Valenti-Held, and the project engineer is Keeler Webb.
- a. Presentation – Adam Dehart, engineer. Introduces Eric Osterhouse, builder. We plan to close later this week and plan to begin site work shortly. We will be constructing a speculative building on the site. Our design is conducive to a variety of industrial users. Additional building modifications will require a building permit for the end user. The site has one driveway off of Perry Blvd. The landscape plan and lighting plan are in conformance with the ordinance.
  - b. Staff Report – Luzier.
  - c. Public Discussion – none.

d. WPC Discussion

- i. Semmler – these industrial projects have gone well in this area. I think it's a good project.

*Motion to approve PC14-025-DP with condition that TAC comments are addressed by Semmler. Second by Roberts. Motion passes unanimously.*

7. **Docket PC14-027-DP - Development Plan - Anson SW Business Dist.** The petitioner is requesting approval of a Development Plan for the access roadways in the Anson SW Business District. The subject property contains 7 acres and is located at the northwest corner of Whitestown Pky and the new Perry Worth Rd realignment. The property is zoned PUD - Anson Planned Unit Development. The petitioner and owner is Duke Construction LP and the project engineer is HWC Engineering.
- a. Presentation – Blaine Paul, Duke Realty. Describes site layout and the Perry Worth Road realignment. Drainage for this area is being constructed to accommodate development as well as the new roadway. Layout of the proposed roadway is necessary to market the property. Northeast of the property is a conceptual road layout to continue on to S Main St. The driveway closest to Whitestown Pky will be right-in/right-out only to alleviate any traffic concerns. There will be a multi-tenant monument sign at the second entry point. We assume that individual monument signs will be constructed along Whitestown Pky.
  - b. Staff Report – Luzier
  - c. Public Discussion – none.
  - d. WPC Discussion
    - i. Anderson – how close is the second/farthest driveway to Whitestown Pky?
    - ii. Paul – about 700 feet.

*Motion to approve PC14-027-DP by Anderson. Second by Lawson. Motion passes unanimously.*

### Old Business – Public Hearing

8. **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.
- a. Presentation – Mike Andreoli, attorney for the petitioner. We have submitted the Comfort & Closure letter and your outside reviewer has looked it over. One of the commitments we want to add is that we will not have more than 220 homes. We may have less than that, but we won't have more than that. As IDEM and outside review has pointed out, we will notify the town if any other environmental issues arise. We are amenable to the other conditions pointed out by Staff.
  - b. Staff Report – Luzier
  - c. WPC Discussion
    - i. Lawson – even if this is approved, they are still required to get IDEM approval again for the sewer/water on the site.
    - ii. Semmler – is someone here representing the Mauer Family or the Wrecks Inc property? Have there been any plans for the actual Wrecks site and what is happening there? It is unsightly.
    - iii. Tom O'Gara – attorney for Wrecks Inc. Wrecks has a 50-year history with this property. They have been a good corporate citizen and are working with the former salvage yard user to

clean up the site per IDEM's requirements. As an environmental attorney, it is a thoroughly investigated site. Numerous soil borings and groundwater monitoring wells are on site. The sign has been maintained and stabilized and they are aware that it is undesirable to the town. Wrecks is in the process of moving forward with the final steps of the required environmental remediation and will probably take place over the next two years. IDEM will have the final determination on the groundwater monitoring. The northeastern portion of the original Wrecks site is the primary area of concern.

- iv. Semmler – with the residential activity in the area, it is a concern. It appears that the property has set idle for a while and we would like to see the clean-up continue.
  - v. O'Gara – we have received proposals from consultants to proceed with implementation and the anticipated timeline is for work to begin this fall and again in the spring.
  - vi. Molitor – I would like to note that our sign code has a provision for sign removal after a business has lapsed for 180 days or more.
  - vii. Bohm – we can consider that at a future meeting and keep it separate from the rezoning petition.
- d. Public Discussion – none.
- e. WPC Discussion – none.

*Motion to give a favorable recommendation with conditions for PC14-016-ZA by Bohm. Second by Lawson. Motion passes unanimously.*

**CONDITIONS:**

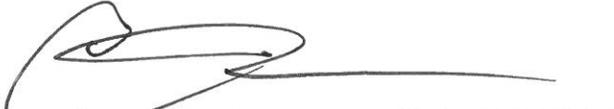
- *The following land uses normally permitted in the R3 district (by right or special exception) shall be prohibited on the subject site: Mobile Home Park; Dwelling, two-family; Colleges and Universities; Group Residential Facilities; Junior Colleges; Technical Institutes; Composting Facility; Temporary Clean Fill Disposal Site; Temporary Clean Fill Land Reclamation Site; and Temporary Clean Fill Processing Site.*
- *Right-of-way should be dedicated in order for the future extension of 600 E northward per the Transportation Plan.*
- *Any additional right-of-way for existing/future 600 E and 750 S shall be dedicated along the development's frontages so that these roads continue to function as Major Collectors per the Transportation Plan.*
- *Roadway connections to the north shall be provided to foster connectivity between future developments to comply with the Transportation Plan.*
- *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.*
- *Submit proposed commitments for higher quality building materials, landscaping, subdivision design, and appropriate architectural standards to complement the existing residential development that has occurred to the south.*
- *There shall be no more than 220 residential units on the site.*
- *Per the Reasonable Steps contained in IDEM's Comfort & Closure Letter, upon becoming aware of such information, the petitioner shall communicate with IDEM as well as the Whitestown Town Council any newly-obtained information about existing hazardous substances or petroleum contamination or any information about new (or previously unidentified) contamination.*

## Announcements

9. **Status Report on the Comprehensive Plan Update** – Clinton Bohm. Meetings have continued and our next meeting is September 24<sup>th</sup> at the new Town Hall.

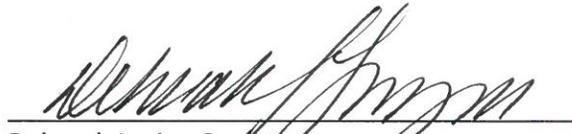
## Adjourn

7:20pm



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Clinton Bohm, President



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Deborah Luzier, Secretary

# Whiteston **PC** BZA Meeting

Date: 9.9.14

Meeting Attendance Sign-in Sheet (please print)

		Name	Address	Notify if judicial review is filed? ✓
1		Bev Ramsey	5435 E 7505 Brownsburg	
2		Kevin Mitchell	5475 E 7505 Brownsburg	
3		John Molitor	Indianapolis	
4		Tom O'Gara	Left	
5		Stephen Dawn	Summit	
6		Steve Dawn	Westport (Home)	
7		DUANNE SHARNER	TRAMP SITE	
8		Jim Van Dusen	Westport	
9		Ron Kishen	"	
10		Eric Osterhaus	SBI	

# Whiteston PC BZA Meeting

Date: 9.8.14

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	Adam De Hart	Keeler-Wiesb Associates 486 Gralle Drive Camel IN 46032	
2			
3			
4			
5			
6			
7			
8			
9			
10			