



Meeting Minutes

Whitestown Plan Commission

Date: 2/9/2015

Time: 6:30pm

Location: Whitestown Municipal Complex, 6210 S 700 E, Whitestown, IN 46075, (317) 769-6557

Call to Order

6:36pm

Pledge of Allegiance

Roll Call

- Clinton Bohm, President
- Mike Roberts, Vice President
- Dennis Anderson
- Jason Lawson
- Robby Halford
- Bryan Sheward
- Josh Westrich- (absent)
- Staff:
 - Lauren Bailey, Town Planner,
 - John Molitor, WPC/WBZA Attorney

Approve Agenda

1. February 9, 2015

Motion to approve agenda by Anderson. Second by Roberts. Motion passes unanimously.

Minutes

2. January 12,

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

Public Comment for Items Not on the Agenda

3. None

Old Business

4. **Docket PC14-034-PP - Primary Plat - Wtown Bus Park.** The petitioner is requesting approval of a Primary Plat to be known as Whitestown Business Park. The subject property contains 158 acres and is located on the west side of SR267, across from Perry Industrial Park. The property is zoned I1 - Light Industry. The Technical Advisory Committee (TAC) reviewed the plans on 12/16/2014. The petitioner is Exeter Property Group, with multiple owners, and the project engineer is Innovative Engineering.

- a. Introduction- Bohm
- b. Presentation
 - i. Kevin Shea with Exetor Property Group- We met with Lauren and Dax this morning regarding the conditions on the staff report. We are in agreement with the recommendations from Staff and the Town.
- c. Staff and Public Official's Report- Baily
 - i. Bailey- staff adds conditions to continue meeting with the Parks Department about open space development to the South of the property and would like to removed item #2 about the cul de sac conditions from the Staff Report.
- d. Public Discussion
 - i. None
- e. WPC Discussion
 - i. None
- f. Call for Vote

Motion to approve Docket PC14-034-PP with conditions by Bohm. Second by Anderson. Motion passes unanimously.

New Business – Public Hearing

- 5. **Docket PC15-003-DP - Development Plan - Anson Bldg 19.** The petitioner is requesting approval of a Development Plan to be known as Anson – Building 19. The subject property contains 14 acres and is located south of Anson Blvd and 450 S in Anson- All Points. The property is zoned PUD - Anson Planned Unit Development. The Technical Advisory Committee (TAC) reviewed the plans on 1/13/2015. The petitioner is Brownbing/Duke LLC, and the project engineer is CEC Inc.
 - a. Introduction- Bohm
 - b. Presentation
 - i. Blaine Paul with Duke Realty- PowerPoint Presentation. Drainage Board still has yet to see and vote on Building 19. This is contingent on breaking ground.
 - c. Staff and Public Official's Report- Bailey
 - i. Halford- The RDC recently approved a Tax Abatement for this Spec.
 - d. Public Discussion
 - i. Dennis Mann: E 450 S- Does the Town have any plans to fix the access and egress of traffic in this area? The amount of vehicles and especially trucks congests this area as it is. With new developments it will continue to get bad.
 - ii. Norton- Plans are in place for the traffic. There are long term and short term plans indicated in our Transportation Plan. Albert S White Extension and Main Street Rehabs are our major projects which will fix short and long term egress issues.
 - e. Rebuttal
 - i. Paul- The Perry Worth Road improvements have been started with the realignment onto Whitestown Parkway. Continued road improvements will free this area from the congestion as well.
 - f. WPC Discussion
 - i. None
 - g. Call for Vote

Motion to approve Docket PC15-003-DP with conditions by Halford. Second by Lawson. Motion passes unanimously.

6. **Docket PC15-004-SP - Secondary Plat - Clark Meadows 4.** The petitioner is requesting approval of a Secondary Plat for section 4 of Clark Meadows. The subject property contains 16 acres and is located north of New Hope Blvd, in Clark Meadows subdivision. The property is zoned PUD - Anson Planned Unit Development. The Technical Advisory Committee (TAC) reviewed the plans on 1/13/2015. The petitioner is Pulte Homes of Indiana, LLC, the owner is Duke Construction LP, and the project engineer is HWC Engineering.
 - a. Introduction- Bohm
 - b. Presentation
 - i. Sean Downey with HWC Engineering
 - c. Staff and Public Official's Report- Bailey
 - d. Public Discussion
 - i. None
 - e. WPC Discussion
 - i. Halford- What are the plans for Gateway and New Hope?
 - ii. Downey- It will remain as a four-way stop.
 - f. Call for Vote

Motion to approve Docket PC15-004-SP with conditions by Anderson. Second by Lawson. Motion passes unanimously.

7. **Discussion of Secondary Plat Petitions-** Dennis Anderson. I believe we should allow staff to review and process Secondary Plat Petitions without having the Plan Commission to see it. If there are any changes from the Primary Plat then it would have to come in front of the Commission.
 - a. Molitor- We have discussed this before and we established this procedure at the time because the Commission was not that busy. Now that there are more petitions coming forth secondary plats can become an administrative action.
 - b. Bailey- There are no petitions for next month's meeting. If we wanted to still meet to discuss this item we can do so, or I can add it to April's agenda for a vote.
 - c. Bohm- We will place this Secondary Plat Discussion on the April meeting agenda.

New Business from the Floor

8. **WBZA appointment-**Bohm. We have a vacancy for the Board of Zoning Appeals and it must be a citizen committee member.
 - a. Call for Vote

Motion to approve Bryan Sheward as the citizen committee member on the WBZA by Halford. Second by Bohm. Motion passes unanimously.

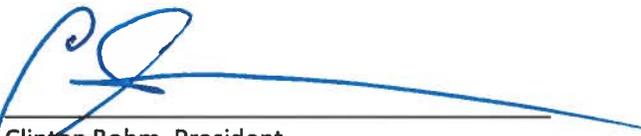
Announcements

9. **Status Report on the Comprehensive Plan Update-** Clinton Bohm. We had our last and final Steering Committee Meeting last Thursday and the committee had voted to allow Town Staff to edit and prepare the document for a vote in May and approval from Council in June..

10. **Status Report on the Unified Development Ordinance (UDO)**- Deb Luzier. Staff is editing the introductory sections of the document and working on the electronic draft for consideration in March.
11. **Orientation for WPC and WBZA Members**- John Molitor. With the new members on board we can set up next month's meeting as an orientation and training session to cover the ordinances and planning law. I would invite the WBZA members as well since they will not have a meeting next month either.
 - a. Bohm- I agree that is a good idea. I would suggest that members within their first year of being on the WPC or WBZA should attend.
 - b. Halford- I would like to see an outline and materials prior to the meeting.

Adjourn

7:15



Clinton Bohm, President



Lauren Bailey, Secretary



PLAN COMMISSION MEETING

PUBLIC COMMENT/REQUEST TO SPEAK FORM

Name: Dennis Mann Date: 2-9-15

Address: 5317 E 4505 City: Whitestown

Agenda Item: Anson Bldg 19

Non-Agenda Item: _____

Comment(s): Anson Bldg 19 traffic
consideration of inadequate
access and egress

The Whitestown Plan Commission welcomes your comments. Please complete this form and hand it to the Plan Commission Secretary. The Plan Commission President will call on you to speak during the public comment period on the Plan Commission agenda.

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