



Meeting Minutes

Whitestown Plan Commission

Date: 4/13/2015

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 – (absent)
- Bryan Sheward
- Josh Westrich
- Staff:
 - Lauren Bailey, Town Planner,
 - John Molitor, WPC/WBZA Attorney

Approve Agenda

1. April 13, 2015

- a. Bohm- I would like to switch Items 3 & 4 in Old Business so that Item #3 is now item #4.

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

Minutes

2. February 9, 2015

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

Public Comment for Items Not on the Agenda

3. None

Old Business

4. **Rules and Procedures.** The Commission to consider adoption of updates to their Rules and Procedures. More specifically: allowing the WPC the option delegate decision-making authority to Town Planner for Secondary Plats and/or Development Plans.
 - a. Introduction- Bohm
 - i. The Rules and Procedures were voted and approved later of last year which would give the Town staff to review and approve Secondary Plats as an administrative duty. The Commission voiced their opinion and tabled this adoption so new members on board can review and comment on this administrative change.
 - b. Call for Vote

Motion to approve by Anderson. Second by Lawson. Motion passes unanimously.

5. **Unified Development Ordinance (UDO).** The Commission to schedule a public hearing regarding the proposed adoption of the draft Unified Development Ordinance (UDO) that will combine the Zoning Ordinance and Subdivision Ordinance into one unified document.
 - a. Call for Vote

Item passes to schedule public hearing at May Plan Commission Meeting by consent.

New Business- Public Hearing

6. **Docket PC15-005-CP – Concept Plan –Spectrum Senior Living.** The petitioner is requesting review of a Concept Plan to be known as Spectrum Senior Living with approximately 180 living units. The subject property is located on two parcels within the Anson PUD Business District (BD) on the north side of Central Boulevard at the intersection with Heartland Drive. The property is zoned PUD- Anson and classified as a “Nursing Home” within a “Retail Area” of the Business District. The petitioner is Spectrum Acquisition Anson LLC, the Owner is Duke Construction LP, and the project engineer is Cross Engineering. [Staff Report.](#)
 1. Introduction- Bohm
 2. Presentation
 - a. Mike Longfellow from Spectrum, Steve Cross from Cross Engineering, and Craig Anderson from Duke Realty- Introductory Presentation to project. Independent Living and Memory Care facilities within this building which will house a series of amenities for the residents and the public to use. Access and parking is presented as well as drainage easements being noted and will work with Boone County upon the Development Plan design.
 3. Staff and Public Official’s Report- Bailey
 4. Public Discussion
 - b. Eric Simpson: Eagle Church- My comments are in neutral, or more in support of Spectrum. We have tried to get in touch with individuals from Spectrum to work out a deal about access to the Church. Years ago Craig Anderson and Duke verbally gave us the OK on creating an access drive from the south but no conversation has been done since. I want to have access that was once part of the plans and now that Spectrum is in the picture I believe we can work together.
 5. Rebuttal
 - c. Craig Anderson: Duke Realty- Brief history of land acquisition of the area. Had plenty of conversations with Eagle Church but nothing was ever acted on.
 6. WPC Discussion
 - d. Anderson: Perhaps Eagle and BACA can have a shared drive as a possible extension?
 - e. Craig Anderson: The Connection point is there that they could access.

- f. Bohm: Are there any plans for the North Access?
- g. Craig Anderson: We offered that to Eagle Church as a possibility as well.
- h. Bohm: We could table this pending further discussion if the Commission believes Spectrum and Eagle should collaborate alternative access possibilities or we can approve and allow Spectrum and Eagle to talk outside of the public forum.
- i. Craig Anderson: They have a deadline pending for Duke Realty that would expire if this waited. Plus they have to get their Development Plan application in by the end of the month.
- j. Bailey: I am willing to extend the deadline date if the Commission feels a conversation between Eagle and Spectrum needs to happen as part of the commitments.

7. Call for Vote

Motion to approve Docket PC15-005-CP with conditions to establish an access drive suitable to Eagle Church and Spectrum's Development by Bohm. Second by Anderson. Motion passes unanimously.

7. **Docket PC15-009-ZA- Zoning Amendment- Crest I, LLC I-1 to I-2.** The petitioner is requesting approval of a Zoning Amendment to I-2- General Industry. The subject property contains 2.9 acres and is located on Lot 19 in the Perry Industrial Park. The property is split zoned I-1 – Light Industry and I-2 – General Industry and classified as Medium- intensity Industrial in the Comprehensive Plan. The petitioner is Crest I, LLC and the owner is Valenti Held Real Estate Group. [Staff Report.](#)

- 1. Introduction- Bohm
- 2. Presentation
 - a. Angela Gidley: Parr Richey and Tom and Eric Osterhaus- Brief overview of proposed project and reasoning for Zoning Amendment.
 - b. Tom Osterhaus: There will be outside storage and fencing similar to the property to the East and will comply with those standards.
- 3. Staff and Public Official's Report- Bailey
- 4. Public Discussion- None.
- 5. Rebuttal- None.
- 6. WPC Discussion- None.
- 7. Call for Vote

Motion to give favorable recommendation to Town Council for Docket PC15-009-ZA with conditions by Westrich. Second by Roberts. Motion passes unanimously.

New Business- Public Meeting

8. **Docket PC15-006-SP- Secondary Plat- Westwood Landing, Sect 1.** The petitioner is requesting approval of a Secondary Plat for the first section of Westwood Landing. The total site is comprised of 94.5 acres of land that lies along the western side of Indianapolis Road and north of E CR 750 S. Section 1 contains 57 lots on 36 acres and is located along the eastern portion of the site. The property has been rezoned 1-2 Industrial to R-3 Medium- density Single-family and Two-family Residential. The Technical Advisory Committee (TAC) reviewed the plans on 3/17/2015. The petitioner and owner is Timberstone Development, LLC, and the project engineer is Weihe Engineers. Staff Report. *Continued until revised plans have been received and approved.*
9. **Docket PC15-007-PP- Primary Plat- Manors at Clark Meadows.** The petitioner is requesting approval of a Primary Plat to be known as Manors at Clark Meadows subdivision with 81 lots on 53 acres. The subject property is located west of Main Street (650E) and south side of CR 500 S. The property is zoned PUD and is

part of the Neighborhood Residential District of Anson. The Technical Advisory Committee (TAC) reviewed the plans on 3/17/2015. The petitioner is Pulte Homes of Indiana, LLC, the owner is CPF Farms, LLC and the project engineer is HWC Engineering. [Staff Report](#)

1. Introduction- Bohm
2. Presentation
 - a. Ashley Bedell from Pulte Group and Brandon Burke from HWC- Brief overview of proposed project. Extension of existing Clark Meadows and will be a similar product with high quality construction material and large lots and will have same standards as Clark Meadows Neighborhoods.
3. Staff and Public Official's Report
 - a. Bailey: Conditions have changed based on further conversation with Pulte about CR 500 S. CR 500 S will be resurfaced with a crushed stone berm to Pulte's property line.
4. Public Discussion- None.
5. Rebuttal
 - a. Bedell: We are in agreement with staff's comments
6. WPC Discussion
 - a. Anderson: Has staff taken a look into the Zoning Ordinance requiring these new subdivisions to install a tornado siren?
 - b. Bailey: I have not yet found the clause stating that- I will dive deeper and make note that we include that on any new developments from now on.
7. Call for Vote

Motion to approve PC15-007-PP & PC15-008-SP with conditions by Roberts. Second by Lawson. Motion passes unanimously.

10. **Docket PC15-008-SP- Secondary Plat- Manors at Clark Meadows, Sect 1.** The petitioner is requesting approval of a Secondary Plat for the first section of Manors at Clark Meadows. Section 1 contains 44 lots on 28 acres and is located north of the existing Clark Meadows at Anson Section 3 and along the eastern portion of the site. The property is zoned PUD and is part of the Neighborhood Residential District. The Technical Advisory Committee (TAC) reviewed the plans on 3/17/2015. The petitioner is Pulte Homes of Indiana, LLC, the owner is CPF Farms, LLC and the project engineer is HWC Engineering. [Staff Report](#)

Approved with Docket PC15-007-PP.

New Business from the Floor

None.

Announcements

11. **Status Report on the Comprehensive Plan Update-** Clinton Bohm. Staff is underway on edits to specific sections of the Comprehensive Plan and the Board can expect to see the draft plan by June.
12. **New Town Staff Member Introduction-** Dax Norton. Introduction to New Assistant Town Manager, Tanya Sumner.

Adjourn

7:24pm



Clinton Bohm, President



Lauren Bailey, Secretary



PLAN COMMISSION SIGN-IN FORMS

If you wish to address the council, please fill out a request to speak form

NAME	NAME
BRAD HARRON	



PLAN COMMISSION MEETING

PUBLIC COMMENT/REQUEST TO SPEAK FORM

Name: Eric Simpson Date: 4/13

Address: Eagle Church City: Whitestown

Agenda Item: Spectrum

Non-Agenda Item: _____

Comment(s): _____

Spotter
approach
subject
oppose
to continue
pulls

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 form the Commission.