



# Meeting Minutes

*Whitestown Plan Commission*

**Date:** 5/11/2015

**Time:** 6:30pm

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

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## Call to Order

6:34pm

## Pledge of Allegiance

## Roll Call

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

## Approve Agenda

1. May 11, 2015

*Motion to approve agenda by Bohm. Second by Lawson. Motion passes 5-0.*

## Minutes

2. April 13, 2015

*Motion to approve minutes by Halford. Second by Lawson. Motion passes 5-0.*

## Public Comment for Items Not on the Agenda

3. None

## Old Business

### New Business- Public Hearing

#### 4. Consider a Declaratory Resolution approving the RDC Maple Grove Economic Development Area [Resolution Timetable](#)

1. Introduction- Dax Norton, Town Manager: This document basically combines the two TIFS together.
  - a. Halford: This will benefit the traffic flow and encourage businesses to thrive here instead of detracting them.
  - b. Bohm: Highway funding is limited and this can help afford needed improvements.

*Motion to approve Declaratory Resolution approving the RDC Maple Grove Economic Development Area by Bohm. Second by Lawson. Motion passes 5-0.*

### Other Business

#### 5. Update on Eagle Church/Spectrum Retirement South Road Access

1. Bailey: The handouts are conceptual drawings provided by Spectrum as part of the alternative drive for Eagle Church's future development. This utilizes BACA's existing drive indicated in green and will provide them more buffer space between the roadway and their facility. The Town has yet to discuss this with them.
2. Sheward: Are these going to be public or private roads?
3. Bailey: The roads shown will be public roads and stubbed to provide access to Eagle Church's future development. However they choose to route those internal roads is their responsibility and maintenance. There was discussion of a potential third access point to the East off 700 E by the Boys and Girls Club- a conversation with Zionsville will need to be had.

#### 6. Tornado Siren

1. Bailey: Our Ordinance now states that any new major subdivision that is within the uncovered areas by BEMA's coverage map is required to install a siren. I spoke to BEMA and they are to provide an updated map to me this week. We currently only have two sirens in Town and coverage lacks without enforcing this ordinance. I will be sending you this updated map when I receive it.

#### 7. Wrecks Sign

1. Bailey: I am awaiting a returned phone call from the Wrecks attorney regarding the rest of the sign. If you noticed, the two cars have been removed and what is remaining are the letters of the sign.

#### 8. Ordinance text to include combination use of Brewery/Distillery and Restaurant to applicable zoning.

1. Bailey: We have had interest in a potential brewery in combination of a restaurant or tasting room. Our current zoning ordinance does not classify this use other than a tavern or a restaurant. Research was done to find nearby communities that have classified the base use as a restaurant with a variance to include a brewery with strong commitments.
2. Molitor: A special exception could be granted instead of the variance process.
3. Bohm: Let's do some more research as far as classifying this use.

#### 9. Comprehensive Plan Status Update

1. Bohm: Edits are being continued to be made and eventual presentation to the Commission in another two months.
2. Halford: May I request that it be a joint meeting with the RDC?
3. Bohm: yes, let's plan on having the WPC and RDC meet together at this presentation.

## Announcements

### 10. Electronic Meetings

1. Molitor: We will add to our rules and procedures that any members electronically joining the meeting, by state law they can only vote on procedural motions and may not vote on final action.

## Adjourn

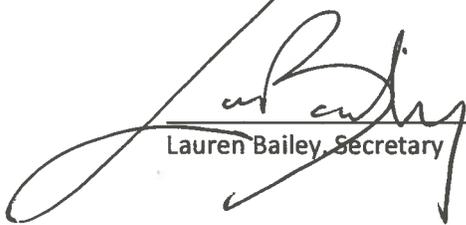
*Motion to adjourn by Anderson. Second by Lawson.*

6:55pm



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Clinton Bohm, President



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Lauren Bailey, Secretary