Meeting Minutes

Whitestown Plan Commission

Date: 5/9/2016

Time: 6:30pm

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

Call to Order
6:32pm

Pledge of Allegiance

Roll Call
- ☑ Jason Lawson
- ☑ Dennis Anderson
- ☑ Josh Westrich- Absent
- ☑ Bryan Sheward
- ☑ Jacob Crouch
- ☑ Craig Arthur - Absent
- ☑ Staff:
  - Lauren Bailey, Town Planner,
  - John Molitor, WPC/WBZA Attorney

Approve Agenda
1. May 9, 2016 Agenda

Motion to approve agenda by Anderson. Second by Sheward. Motion passes 4-0.

Minutes
2. April 14, 2016 Meeting Minutes

Motion to approve minutes by Anderson. Second by Sheward. Motion passes 4-0.

3. Commission Member Appointments
   a. President
      i. Nomination for Jacob Crouch for Commission President

Motion to approve nomination of Jacob Crouch for Commission President by Lawson. Second by Anderson. Motion passes 4-0.

   b. Vice President
      i. Nomination for Josh Westrich for Commission Vice President

Motion to approve nomination of Josh Westrich for Commission Vice President by Anderson. Second by Lawson. Motion passes 4-0.

Public Comment for Items Not on the Agenda

Presentations

4. **Roofing Certification Form**
    a. Lauren Bailey: Town Planner- introduction to certification form. This form stemmed from the recent roofing and wind damage we experienced in Town and after working with the building inspectors who are out there every day, we have established this extra form which holds applicants accountable on this building permit. This essentially states that the builder acknowledges the manufacturer installation requirements. They will fill in the fields for the shingle type, how many fasteners will be used, a type of glue and any special requirements such as installation under a certain temperature. I had a chance to meet with BAGI last week to discuss this new process and Kate is here to give you a quick run through of what BAGI is and how your approvals affect builder's requirements, etc.
    b. Kate Collins: BAGI- Introduction to the Builder's Association of Greater Indianapolis. We work closely with Lauren and other municipalities to ensure the builder's in the area recognize any new processes the Plan Commission or the Town is going through. We have quarterly meetings where we discuss any new approval processes and any issues municipalities or the builders are experiencing in the field. I also wanted to let you know we have met with Lauren and are very pleased with this new certification form. Other alternatives may incur a cost to the builders by establishing a new permit or inspection fee- This is a good step for BAGI the builders, and the Town.

Old Business

New Business- Public Hearing

5. **Docket PC16-008-CP- Perry Industrial Lot 14**
    a. Greg Dempsey with Innovative Engineering- introduction to project.
    b. Bailey: Staff Report

Motion to approve Docket PC16-008-CP by Sheward. Second by Anderson. Motion passes 4-0.

6. **Docket PC16-009-ZA Eagle Church/Mainstreet Rezone**
    i. Aaron Hurt with CEC- introduction to project and handouts to commission members. Acknowledgement of staff report commitments.
    ii. Bailey: Staff Report with commitments.

Motion to approve Docket PC16-009-CP by Sheward. Second by Lawson. Motion passes 4-0.

7. **WPC Rules and Procedures Amendments**

i. John Molitor: Introduction to amendments. This allows the Plan Commission to create a Plat Committee or a PUD Review Committee that can make recommendations or commitments that the Plan Commission can vote on for approval. The Plan Commission may also allow the Plat Committee to approve primary plats or secondary plats if they want.

ii. Bailey: This would be a useful tool for busy Commission months- like next month we have almost 10 petitions that this committee has already seen and sifted through any necessary changes before the Plan Commission has to vote on it. You do not have to create a Committee now, this is allowing you to be able to do so in the future.

iii. Anderson: Would new PUDs or Plats go in front of the Plan Commission first, or see the Plat Committee first?

iv. Molitor: They would go in front of the Plan Commission first where you can send it to the Plat Committee to work on then require them to come back to the Commission for your final vote. You may also give the Plat Committee authority to vote on these if you want, but I think you would want have a new PUD or Subdivision in front of you as the final say.

v. Sheward: The Plat Committee recommendations would come in the form of a Staff Report?

vi. Bailey: Correct. The Staff Report will come with staff recommendation and plat committee recommendation.

vii. Lawson: I am comfortable with creating this Committee- I am available to meet with Lauren to be on this Committee just like Josh or Dennis is since we work with her every day.

Motion to approve WPC Rules and Procedures Amendments by Lawson. Second by Anderson. Motion passes 4-0.

Other Business

Adjourn

Motion to adjourn by Lawson. Second by Sheward. 4-0

7:00pm

Jacob Crouch, President

Lauren Bailey, Secretary

WHITESTOWN INDIANA

PLAN COMMISSION SIGN-IN FORMS

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

NAME	NAME
Aaron Hurt (CEC)	
Doug Pedersen - Mainstreet	