Meeting Minutes

Whitestown Plan Commission

Date: 3/14/2016

Time: 6:30pm

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

Call to Order
6:35pm

Pledge of Allegiance

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

Approve Agenda
1. Introduction to New Member- Craig Arthur
2. March 14, 2016 Agenda

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

Minutes
3. January 27, 2016 Meeting Minutes

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

Public Comment for Items Not on the Agenda

Old Business

New Business- Public Hearing
4. **Docket PC15-025-DP – Whitestown East GDI**
   a. John Nierzwicki- Woolpert Engineers: Introduction to project. Acknowledgement of staff report comments and plan to meet buffering standards that will comply with previous commitments.

b. Bailey: Staff Report with commitments.

Motion to approve Docket PC15-025-DP by Crouch. Second by Lawson. Motion passes 5-0.

5. **Docket PC16-002-DP New Hope Church Expansion**
   i. Bill Butz- Kimley Horn Associates: Introduction to project. Acknowledgement of staff report comments and will be planning on filling a variance for the accessory structure.
   ii. Bailey: Staff Report with commitments.
   iii. Halford: I am weary about the 60' accessory structure as it may set a precedent for the area. There is not much if anything that is that high and allowing something this large that doesn't serve a structural purpose makes me concerned.
   iv. Butz: We understand. We have had items like this pass in other communities without problems so we figured we could wrap it all into one meeting. We will work with the Town on the appropriate height of this structure.

Motion to approve Docket PC16-002-DP by Crouch. Second by Arthur. Motion passes 5-0.

6. **Docket PC16-005-DP RPM Machinery**
   i. Jerry Kittle- Innovative Engineering: Introduction to project. History of property and surrounding property rezones and platting. Met Plan Commissions' concept plan request to meet with adjoining property owners on 2/11/2016 to address any issues and concerns. Acknowledgement of staff report comments and will be planning on filling a variance for the accessory structure.
   ii. Bailey: Staff Report with commitments.

Public Comment

i. Mary Iacobelli- 3835 S Indianapolis Road, Lebanon, IN: Adjoining property owner, in opposition: Do you listen to what we say? What kind of research do you do before making a vote on projects?
   - Halford: I visited your property after the concept plan meeting in January to see the site for myself and I can sympathize that your view will not be the same as you have now, however we have to abide by what the Town's zoning ordinances state. We also do our research especially on the history of this site to make the best judgement.
   - Iacobelli: Discussion ensues about recent variance that was approved through the BZA this month. The unpaved storage dust will harm her and her family as well as be a burden on pool filters, air conditioning units, etc. The water lines currently being installed on Indianapolis Road have also been dug into her yard- outside of the designated ROW. Also concerns about the hydrants constantly running that will flood her yard.
   - Lawson: The work being done on Indianapolis Road is a new water main. All work is being done in the ROW only and the hydrants need to be flushed for proper water testing.
   - Arthur: Are you on city or well?
   - Iacobelli: Well

- Halford: With the historic timelines of this property and the area around it, it seems like the most recent rezoning was done in 2006. Were you noticed then? If so, did you voice these concerns then?
- Iacobelli: I was not notified back then. I was also very sick and had not be able to make any meetings had I been notified.

ii. Renee Rishey: Daughter of Mary Iacobelli, concerned citizen, in opposition: Spoke to gentlemen digging in yard for new water line and said they could not get ahold of property owner and Valenti Held said it was OK to dig without property owner's consent. Work is being done outside of the ROW and is upset about it.

- Halford: If there was any work being done outside of the ROW that should be concerned to Valenti Held.

Petitioner rebuttal

iii. Tom E: Barnes & Thornburg, representing Innovative: Discussion ensues about property value concerns and projects projected long term improvements to drainage, berm, fencing, landscaping and city utility hook up availability. These improvements are a benefit to surrounding properties. This has been rezoned to be coherent with the Town's Comprehensive Plan Goals and Zoning Ordinance.

iv. Kittle: It is not intended to intrude onto property outside of the ROW. The dust concerns have been addressed and no asbestos dust will be a concern as we are using a #53 limestone gravel. We use this on our other properties in Town and have not had issued thus far. Boone County Surveyor's Office requires 2 BMP structures in place that will filter any storm water runoff before it hits the drain or ponds. Calculations have been done specific for this site and approved through BCSO.

Motion to approve Docket PC16-005-DP by Crouch. Second by Arthur. Motion passes 5-0.

7. **Docket PC16-006-ZA GreenParke Rezone.**

a. Jerry Kittle- Innovative Engineering: Introduction to project and acknowledgement of staff report comments and commitments.

b. Bailey: Staff Report and commitments

Public Comment

c. Will Loberger- Property owner of The Animal Den Pet Resort & Salon, in favor: Not here to remonstrate against the project, but excited to work with the property owners in the landscaping and buffers for his property as he keeps up his end, GreenParke should do the same to upkeep the aesthetically pleasing design.

Petitioner rebuttal

d. None.

Motion to approve Docket PC16-006-ZA by Anderson. Second by Lawson. Motion passes 5-0.

8. **Docket PC16-007-DP GCI Golf Academy**
    a. Dennis A.- Steoppelwerth & Associates: Introduction to project and acknowledgement of staff report comments.
    b. Bailey: Staff Report

Motion to approve Docket PC16-007-DP by Anderson. Second by Lawson. Motion passes 5-0.

Other Business

8. **Cell Tower Text Amendments**
    a) Bailey: The Plan Commission voted on this new language last year, but we have not put it into the UDO document. We are in the process of doing so now and you should expect to see it on the April agenda.

9. **Petition Remonstrator Response**
    a) Bailey: When I receive e-mails or questions directed toward the Plan Commission regarding a petition would you rather want them sent via e-mail or for you to get them at the time of the meeting? Right now we are sending these to you 10 days prior to the hearing date, anything after 10 days gets printed at the meeting.
    b) Halford: I think the 10 day rule is a good policy to work with.

Announcements

Adjourn

Motion to adjourn by Lawson. Second by Anderson. 5-0

7:26pm

~~Robby Halford~~, President
JACOB CROUCH

Lauren Bailey, Secretary