Meeting Minutes

Whitestown Plan Commission

Date: 6/13/2016

Time: 6:30pm

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

Call to Order
6:30pm

Pledge of Allegiance

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

Approve Agenda
1. June 13, 2016 Agenda

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

Minutes
2. May 9, 2016 Meeting Minutes

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

Public Comment for Items Not on the Agenda

Presentations

Old Business

New Business- Public Hearing
3. **Docket PC16-010-ZA Maple Grove Zoning/Commitment Amendment**
   a. Mike Janson- introduction to project.
   b. Bailey: Staff Report with commitments

Motion to approve Docket PC16-010-ZA as presented by Westrich. Second by Sheward. Motion passes 5-0.

4. **Docket PC16-012-CP Rainbow Child Development**
    i. Spies: introduction to project and acknowledgement of staff report.
    ii. Bailey: Staff Report
    iii. Sheward: Is there a sidewalk proposed along Grove Pass and Whitestown Parkway? This area needs to utilize its pedestrian traffic and to tie into the development to the west.
    iv. Spies: In support with those comments and will work with Lauren to adjust the development plan accordingly.

Motion to approve Docket PC16-012-CP by Westrich. Second by Sheward. Motion passes 5-0.

5. **Docket PC16-013-DP Mainstreet Rehabilitation Center**
    i. Aaron Hurt: CEC Engineering; introduction to project and provided handouts for Commission.
    ii. Bailey: Staff Report
    iii. Crouch: The BZA just approved 2 parcels of land- is the 16 acres either parcels, or just one?
    iv. Hurt: This is a phased approach to the 2 parcel build out. The four, 12 unit buildings is the first phase.
    v. Sheward: Is the access road going to extend to Eagle Church?
    vi. Bailey: Yes, this road is under design through the Town and will connect to Eagle Church also with a potential connector to S 700 E on the east side of this property, but discussions with Zionsville are still needed as part of phase 2 of this project.

Motion to approve Docket PC16-013-DP by Lawson. Second by Anderson. Motion passes 5-0.

6. **Docket PC16-014-DP Perry Industrial Lot 14**
    i. Pete Anderson: Becknell Industries, Introduction to project.
    ii. Bailey: Staff Report

Motion to approve Docket PC16-014-DP by Anderson. Second by Lawson. Motion passes 5-0.

7. **Docket PC16-015-DP Rego Fix**
    i. Ross Nixon: Structurepoint; Introduction to project.
    ii. Bailey: Staff Report

Motion to approve Docket PC16-015-DP by Anderson. Second by Lawson. Motion passes 5-0.

8. **Docket PC16-016-ZA Hackett Rezone**
    i. Kent Frandsen: Introduction to project. Uses are to reflect others seen in the area, plans to develop one or two industrial warehouse buildings- speculative at this time.
    ii. Bailey: Staff Report
    iii. **Public Request to Speak:** Rita Bright: 3879 S 450 E Whitestown, IN. Concerns for water, noise, traffic and air quality and how this will affect the residents when construction begins. The residents are all on well and this development will affect the water table and quality. Not against the project and knows the Town is growing but is concerned how this will affect them and their neighbors.
    iv. **Petitioner Rebuttle:** Terry McCardwell- We have been and will be very cognoscente of the neighbors and be considerate to be the least disruptive to our neighbors during construction. Development plans will still need approvals at a later date. Also, this project is on public water/sewer and should not affect the wells.

v. **Commission Discussion:** Sheward: What are the bufferyards listed in the commitments?

1. Bailey: Bufferyard "H" is the most restrictive of the recommended bufferyards. There are a series of alterntives the petitioner can choose from; we will work on that at the time of Development Plan.
2. Anderson: There is 12 ½ acres still left to be annexed, is it necessary to move forward on this?
3. Molitor: The commitment says that the rezone will not be in effect until after the annexation process is completed.
4. Anderson: I think this is putting the cart before the horse.
5. Sheward: To Bright and Residents: Be involved in the process from here on out. Come to the Development Plan meetings and voice your opinion on this.
6. Crouch: I agree. I appreciate you coming out here and I encourage you to provide comments and concerns as this moves forward. This will affect you most and we want to hear your opinions.

Motion to approve Docket PC16-016-ZA by Westrich. Second by Sheward. Motion passes 4-1.

Other Business

Announcements

9. **PUD Enabling Ordinance-** Bailey: I will be sending you the draft of the PUD Enabling Ordiance before we public notice and you vote on this next month. This allows us to change the UDO text that currently prohibits any new PUD within Town. We have limited the allowed PUD's to only be in those special development areas in the Comp Plan.
    a. Molitor: There are 12 specific conditions that the state requires for this so please review this when Lauren sends this to you.

Adjourn

7:00pm

Jacob Crouch, President

Lauren Bailey, Secretary