Meeting Minutes

Whitestown Plan Commission

Date: 7/12/2016

Time: 6:30pm

Location: Whitestown Municipal Complex, 6210 Veterans Drive, Whitestown, IN 46075, (317) 769-6557

Call to Order
6:28pm

Pledge of Allegiance

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

Approve Agenda
1. July 11, 2016 Agenda

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

Minutes
2. June 13, 2016 Meeting Minutes

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

Public Comment for Items Not on the Agenda

Presentations

Old Business

New Business- Public Hearing
3. **New Member Appointment- Cory Clasemann**

4. **Docket PC16-018-DP Villages IV**
    i. Sean Downey HWC Engineering- introduction to Rory and Tyler Underwood- the project developers; introduction to project.
    ii. Bailey: Staff Report.
    iii. (Public Comment- In Favor): Craig Anderson Duke Realty- History of site and Duke approvals have been issued.

Motion to approve Docket PC16-018-DP by Arthur. Second by Sheward. Motion passes 6-0.

5. **Docket PC16-017-DP Rainbow Child Development**
    iv. Spies- introduction to project.
    v. Bailey: Staff Report; acknowledgment that additional screening has been provided from the property to the west.
    vi. Sheward: Will there be pedestrian access along Whitestown Parkway?
    vii. Bailey: We discussed this, and the Zionsville property to the west is providing sidewalk along 700 as well as Grove Pass. We want to encourage pedestrians to utilize Grove Pass, not the busy Whitestown Parkway.

Motion to approve Docket PC16-017-DP by Westrich. Second by Sheward. Motion passes 6-0.

6. **PUD Enabling Ordinance**
    viii. Molitor- introduction and brief read of ordinance.
    ix. (Public Comment- in Favor): Melissa Gerrard- Concerned about 10-year clause- concerned that development may take longer than that and therefore would be void after that amount of time.
    x. Molitor: To clarify- the development plan would be void, not the PUD itself.
    xi. (Public Comment): Clinton Bohm- the GCI PUD is consistently updated as development needs change. This 10 year window allows changes and the time between the PUD being accepted and the Development Plan being accepted and built.
    xii. Gerrard- the County at the time that GCI was adopted didn't have time constraints.
    xiii. Molitor: Keep in mind that if the ground has not been started after development plan approval, that the Plan Commission can grant an extension.
    xiv. Sheward: I think the takeaway from this is that time restriction gives the Town ability that if a PUD isn't working, to find another way to develop the land or extend it if given.
    xv. Chris Badger- Engineer for Spalding PUD property: There is no reverse to a blank status- it will still be classified as a PUD.
    xvi. Arthur: Plan Commission will certainly have a meeting before the district plan is expired.

Motion to give a favorable recommendation to Town Council by Sheward.

Second by Westrich. Motion passes 6-0.

7. **Docket PC16-019-ZA Spalding PUD**
    i. Melissa Gerrard: Introduction, history of property. Property owner remonstrated against Zionsville annexation, became part of Town of Whitestown early July 2016. Zoned previously as Boone County R2 and inconsistent with current town Code.
    ii. Bailey: Staff Report.
    iii. Molitor: A review committee needs to be established and should agree on a date at this time.

iv. Bailey: The WBZA meeting will most likely be canceled August 4th so let's plan on meeting then. I have Lawson, Crouch, Arthur, Sheward and Bohm on the committee currently. We will discuss a time later this week for the 4th.

Motion to give a favorable recommendation to the Review Committee by Sheward. Second by Westrich. Motion Passes 6-0.

Other Business

Adjourn

Motion to adjourn by Lawson. Second by Sheward. 6-0

7:16pm

Jacob Crouch, President

Lauren Bailey, Secretary