



# Meeting Minutes

*Whitestown Plan Commission*

**Date:** 8/8/2016

**Time:** 6:30pm

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

## Call to Order

6:31pm

## Pledge of Allegiance

## Roll Call

- Jason Lawson
- Dennis Anderson
- Josh Westrich- **Absent**
- Bryan Sheward
- Jacob Crouch
- Craig Arthur
- Cory Clasemann
- Staff:
  - o Lauren Bailey, Town Planner,
  - o John Molitor, WPC/WBZA Attorney

## Approve Agenda

1. August 8, 2016 Agenda

*Motion to approve agenda by Anderson. Second by Lawson. Motion passes 6-0.*

## Minutes

2. 7/11/2016 WPC Meeting Minutes

*Motion to approve minutes by Anderson. Second by Lawson. Motion passes 6-0.*

## Public Comment for Items Not on the Agenda

### Presentations

1. All Points Anson Building 15- Duke Realty

- a. Darrell Phillips- Duke Realty: Introduction to site and updated development plan. Original building size was 575,000SF and the new building size would be around 250,000SF with an optional

125,000SF expansion to the west. Elevations have been updated to reflect the surrounding buildings and access will be from Anson Boulevard.

- b. Bailey: I wanted to bring this in front of the Commission since we are a new Commission with newer members that were not originally part of the approval of this site.

### **Unfinished Business**

#### **3. Docket PC16-019-ZA- Spalding PUD-**

- a. Bailey: The Review Committee did not get through the whole document last Thursday at their meeting and have scheduled another meeting to finish their review of the PUD for August 17<sup>th</sup> at 6:00pm in the conference room. Hopefully we will finish our review and it will be ready to be voted on in September.

### **New Business- Public Hearing**

#### **4. Docket PC16-020-DP Anson Parcel K-**

- a. Mike Reeve- HWC: Introduction to site design and development plan.
- b. (Public Comment- in favor) Craig Anderson- Duke Realty: History of site and property owner who will own the Pet Store as well as the multi-tenant portion of the building. Duke has released their approval letters to the Town and is in support of this design.
- c. Bailey: Staff Report

*Motion to approve Docket PC16-20-DP by Anderson. Second by Sheward. Motion passes 6-0.*

#### **5. Docket PC16-021-CP Perry Industrial Lot 6**

- i. Greg Dempsey- Innovative Engineering: Introduction to project. Acknowledgment of land commitments (Ordinance 2009-21) which considers the landscaping, loading docks and elevation of the building in relation to the nearby residents.
- ii. Bailey: Staff Report.

*Motion to allow petitioner to move forward with the Development Plan for Docket PC16-021-CP by Sheward. Second by Arthur. Motion passes 6-0.*

### **Other Business**

#### **6. UDO Amendments**

- a. Bailey: In front of you is the Brewery Definition as well as the down-lighting language and UDO references that Council has requested we amend. I failed to get the public notice out in time so if you are OK with these amendments, we will prepare this for a vote for the September meeting.
- b. Sheward: Is this definition something you created?
- c. Bailey: It's a combination of a variety of communities and how they define this and where are brewery's allowed. It's pretty broad as most of the time a brewery is an accessory use to a restaurant, or tasting room, etc.

**Announcements**

**Adjourn**

6:46pm

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Jacob Crouch, President

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Lauren Bailey, Secretary