Meeting Minutes

Whitestown Plan Commission

Date: 11/9/2015

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

- ☑ Clinton Bohm, President
- ☑ Mike Roberts, Vice President
- ☑ Dennis Anderson
- ☑ Jason Lawson
- ☑ Robby Halford
- ☑ Bryan Sheward
- ☑ Josh Westrich
- ☑ Staff:
  - Lauren Bailey, Town Planner,
  - John Molitor, WPC/WBZA Attorney

Approve Agenda

1. November 9, 2015

Motion to approve agenda by Bohm. Second by Westrich. Motion passes 7-0.

Minutes

2. none

Public Comment for Items Not on the Agenda

3. None

Old Business

New Business- Public Hearing

4. **Docket PC15-020-DP – Holiday Inn Express**
   1. Brett Huff, Stoeppelwerth & Associates, Inc.: Introduction to project
   2. Bailey: Staff Report
   3. Sheward: The developer may want to coordinate a conversation with Duke as the South Anson Business District Access road is under construction now- they could design the curb for them without going back and getting a curb cut later.
   4. Bailey: That is a great point- I will give them each other's contact information to facilitate a conversation.

Motion to approve Docket PC15-020-DP by Halford. Second by Roberts. Motion passes 7-0.

5. **Docket PC15-021-PP – Perry Industrial Park III, Lot 6.**
   1. Gregory Dempsey, Innovative Engineering: Introduction to project
   2. Bailey: Staff Report. The zoning was previously approved through the county with conditions. The following conditions include limitations on semi-loading docks, landscaping buffers, exterior lighting and the color of the buildings.
   3. Dempsey: We understand these commitments and we agree to abide by them.
   4. Bohm: These commitments will be implemented at the development stage then.

Motion to approve Docket PC15-021-PP by Anderson. Second by Lawson. Motion passes 7-0.

6. **Docket PC15-019-ZA - Cell Tower Ordinance**
   1. John Molitor: Introduction to text amendments.
   2. Bailey: We hoped to get these changes implemented by the 1st of the year when these changes come in effect.

Motion to approve Docket PC15-019-ZA by Bohm. Second by Roberts. Motion passes 7-0.

Other Business

9. **2016 Meeting Schedule**
   1. Bailey: I will have this available to you for the next meeting in December for you to vote on.

10. **Habitat for Humanity- Whitestown Community Build waive fees**
    1. Bailey: Tanya, the Assistant Town Manager and I are working on establishing a Whitestown Community build and are wanting the Plan Commission's support to waive the new structure permit fees for this build when we see Council tomorrow.
    2. Halford: How much are the permit fees currently? How much would be waived?
    3. Bailey: The permit cost is $1,525 for a new structure- this includes the inspections and permit review and processing. I cannot waive the Park Impact fee, I am just asking for the permit fee itself.

Motion for support to waive the new single family building permit fee for the Whitestown Community build by Bohm. Second by Anderson. Motion passes 7-0.

Announcements

Adjourn

Motion to adjourn by Bohm. Second by Anderson.

7:30pm

~~Clinton Bohm~~, President
Bobby Halford

Lauren Bailey, Secretary