



WHITESTOWN PLAN COMMISSION

Monday, October 19th, 2020

6:30PM

Zoom Meeting

(see participation info below)

The meeting will be held via videoconference. If you would like to participate or observe the meeting live, please send an email to nmesser@whitestown.in.gov to register for the meeting no later than 4:00 p.m. on October 19th, 2020. Your email should include your name and address, and the subject line should state "Whitestown WPC Meeting." Valid registrants will then be sent via email information on how to access the videoconference.

If you would like to publicly speak regarding an agenda item during this meeting or send comment to the board, please email bgarriott@whitestown.in.gov no later than noon on the date of the meeting.

AGENDA

1. OPENING THE MEETING

- A. Call to Order
- B. Pledge of Allegiance
- C. Roll Call

2. APPROVAL OF THE AGENDA

- a. 9/14/2020 [Meeting Minutes](#)

3. PUBLIC REQUEST TO SPEAK (Topics NOT related to an Agenda item)

Please limit comments to 3-5 minutes to allow others time to address the Commission.

4. PRESENTATIONS

5. UNFINISHED BUSINESS

6. NEW BUSINESS (public hearing)

- a. **Docket PC20-041-CP Milhaus Multi-Family Concept Plan** - The petitioner is requesting review of a Concept Plan to be known as Milhaus Multi-Family at 7279 S Indianapolis Road, Whitestown. The site is zoned GB, a general business zone, with the I-65 South Corridor Overlay. The petitioner is proposing to construct approximately 240 apartment dwelling units with a clubhouse and parking on an approximate 13.23 acres. A portion of the total acreage will be dedicated for future retail development. The petitioner is Milhaus and owner is Kite-Harris Property Group, LLC. [Staff Report](#)
- b. **Docket PC20-042-ZA Fishback Creek II Zoning Amendment** - The petitioner is requesting approval of a zoning amendment from the AG (Agriculture) Zone to the I-1 (Light Industry) Zone. The subject site contains 365.48 acres and is composed of 4 parcels. The petitioner is proposing to develop the site for warehouse use. The petitioner is GDI Companies and owners are Hockett Real Estate LLC, Peabody Family Farm LLC, and Sara Shelton. [Staff Report.](#)
- c. **Docket PC20-043-ZA Jackson Run North Zone Amendment** - The petitioner is requesting approval of a zoning amendment from the AG (Agriculture) Zone to the R-3 (Medium Density Single Family Residential) Zone. The subject site contains 64.31 acres. The petitioner and property owner is Braun Property Development LLC. [Staff Report](#)
- d. **Docket PC20-044-ZA Braun Property Development Mixed Use Zone Amendment** - The petitioner is requesting approval of a zoning amendment from the AG (Agriculture) Zone and the R-3 (Medium Density Single Family Residential) Zone to the MU-COR (Mixed-Use: Commercial, Office, Retail) Zone. The subject site(s) contains 438.19 +/- acres. The petitioner is Braun Property Development LLC, and the property owners are Sandra Essex, Braun Timber Industries LLC, and Braun Property Development. [Staff Report.](#)
- e. **PC20-048-TA Whitestown Unified Development Ordinance Text Amendments.** [Amendments](#)
- f. Whitestown Plan Commission Rules and Procedures Update for Newspaper Public Notice
- g. Whitestown Fishback Creek TIF Order. [Order](#)
- h. Whitestown Legacy Core TIF Order Amendment. [Order](#)

7. OTHER BUSINESS

- a. Main Street Rezone Update

8. ANNOUNCEMENTS

9. ADJOURNMENT

Pursuant to Governor Holcomb's Executive Orders 20-04 and 20-09 concerning local government operations and meetings during this public health emergency, this meeting will be held by teleconference or by videoconference. The Town Hall will not be open to the public; however, the meeting will be made available for review by the public and media by livestream or subsequent viewing at youtube.com/user/townofwhitestown. A link to the Town's Youtube page for viewing livestream and past Town meetings is also available on the Town's webpage at whitestown.in.gov. To assist the public and members of the press during this emergency declaration, comments or questions regarding Town matters can continue to be directed to the Town Planner at bgarriott@whitestown.in.gov or 317-732-4535.

**** Click on the [BLUE LINKS](#) to view the document associated with the agenda item**

The next regular meeting is scheduled for **Monday, November 9TH, 2020** at 6:30 PM. NOTICE: This agenda is sent as a courtesy to the public and while steps are taken to ensure that all items to come before the Commission are listed; Changes can be made to the agenda after it is e-mailed to the public.

Please call Brittany Garriott, ADA Compliance Officer, at (317) 732-4535 48 hours in advance, if accommodations for individuals with disabilities are needed in order that advance arrangements can be made pursuant to the Americans with Disabilities Act of 1990. Reasonable accommodations will gladly be provided.