



WHITESTOWN PLAN COMMISSION
Monday, November 8th, 2021
6:30PM
Whitestown Municipal Complex
6210 Veterans Drive
In Person and Zoom Meeting
(see participation info below)

The meeting will be held in person (with socially distanced seating for those in attendance) and via videoconference. If you would like to participate or observe the meeting via zoom videoconference, please send an email to nmesser@whitestown.in.gov to register for the meeting no later than 4:00 p.m. on November 8th, 2021. 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.

For questions on participating or sending public comment, please contact to the Town Planner at 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. 10/11/2021 [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. **PC21-040-DP – Development Plan – Hussey Mayfield Public Library** - The petitioner is requesting review of a Development Plan to be known as Hussey Mayfield Public Library. The site in question is located on the north side of Albert S White Drive in Whitestown, Indiana. The site is zoned R-3. The petitioner is proposing to construct a public library with parking on approximately 10.71 acres. The applicant is Hussey Mayfield Memorial Library on behalf of owner, Town of Whitestown. [Staff Report.](#)
- b. **Docket PC21-042-PP – Primary Plat – Walker Square Commercial** – The petitioner is requesting review of a Primary Plat to be known as Walker Square Commercial. The site in question is located on the southwest side of the intersection of Albert S White Drive and Main Street in Whitestown, Indiana. The site is zoned General Business (GB). The petitioner is proposing subdivide the property into three parcels with an internal street on approximately 15.02 acres. The applicant and owner is Walker Farms Commercial, LLC. [Staff Report.](#)
- c. **Docket PC21-043-CP – Concept Plan – Culvers Restaurant** – The petitioner is requesting review of a Concept Plan to be known as Culvers Restaurant. The site in question is located on the northeast side of the intersection of Mills Drive and Perry Worth Road in Whitestown, Indiana. The site is zoned Anson PUD with the I-65 Overlay. The petitioner is proposing develop a restaurant use with a drive-thru and associated parking on approximately 1.27 acres. The applicant is Russell Spiars on behalf of owner Jeff Meyer. [Staff Report.](#)
- d. **Docket PC21-044-DP – Development Plan – Culvers Restaurant** – The petitioner is requesting review of a Development Plan to be known as Culvers Restaurant. The site in question is located on the northeast side of the intersection of Mills Drive and Perry Worth Road in Whitestown, Indiana. The site is zoned Anson PUD with the I-65 Overlay. The petitioner is proposing develop a restaurant use with a drive-thru and associated parking on approximately 1.27 acres. The applicant is Russell Spiars on behalf of owner Jeff Meyer. [Staff Report.](#)
- e. **Docket PC21-045-CP – Concept Plan – Hoosier to Go Gas Station** – The petitioner is requesting review of a Concept Plan to be known as Hoosier to Go Gas Station. The site in question is located on the north side of Albert S White Drive approximately 347 feet to the east of the intersection of Albert S White Drive and Main Street in Whitestown, Indiana. The site is zoned Bridle Oaks PUD. The petitioner is proposing develop a gas station and

convenience store on approximately 2.64 acres. The applicant is Harjinderpal Singh on behalf of owner PK Whitestown, LLC per Jerry Williams. [Staff Report](#).

- f. **Docket PC21-046-DP – Development Plan – Hoosier to Go Gas Station** – The petitioner is requesting review of a Development Plan to be known as Hoosier to Go Gas Station. The site in question is located on the north side of Albert S White Drive approximately 347 feet to the east of the intersection of Albert S White Drive and Main Street in Whitestown, Indiana. The site is zoned Bridle Oaks PUD. The petitioner is proposing develop a gas station and convenience store on approximately 2.64 acres. The applicant is Harjinderpal Singh on behalf of owner PK Whitestown, LLC per Jerry Williams. [Staff Report](#).
- g. **Docket PC21-049-CP – Concept Plan – Poplar Pediatric Dentistry** – The petitioner is requesting review of a Concept Plan to be known as Poplar Pediatric Dentistry. The site in question is located at the northwest corner of Main Street and County Road 500 S in Whitestown, Indiana. The site is zoned Local Business. The petitioner is proposing develop a dentist office and associated parking on approximately 5.47 acres. The applicant is Civil and Environmental Consultants, Inc on behalf of owner Christopher Brauer. [Staff Report](#).
- h. **Docket PC21-050-DP – Development Plan – Poplar Pediatric Dentistry** – The petitioner is requesting review of a Development Plan to be known as Poplar Pediatric Dentistry. The site in question is located at the northwest corner of Main Street and County Road 500 S in Whitestown, Indiana. The site is zoned Local Business. The petitioner is proposing develop a dentist office and associated parking on approximately 5.47 acres. The applicant is Civil and Environmental Consultants, Inc on behalf of owner Christopher Brauer. [Staff Report](#).
- i. **Docket PC21-051-CP – Concept Plan – Shoppes at Anson Outlot 3** – The petitioner is requesting review of a Concept Plan to be known as Shoppes at Anson Outlot 3. The site in question is located on the north side of Mills Drive approximately 206 feet west of the intersection of Mills Drive and Perry Worth Road in Whitestown, Indiana. The site is zoned Anson PUD with the I-65 Corridor Overlay on a portion of the site. The petitioner is proposing develop a retail and restaurant use with a drive-thru and associated parking on approximately 0.93 acres. The applicant is IN Whitestown Perry Worth, LLC on behalf of owner Coffin Richard H & Mary E Trustees C/O Coffin Family Trust UAD 2/04/99. [Staff Report](#).
- j. **Docket PC21-052-DP – Development Plan – Shoppes at Anson Outlot 3** – The petitioner is requesting review of a Development Plan to be known as Shoppes at Anson Outlot 3. The site in question is located on the north side of Mills Drive approximately 206 feet west of the intersection of Mills Drive and Perry Worth Road in Whitestown, Indiana. The site is zoned Anson PUD with the I-65 Corridor Overlay on a portion of the site. The petitioner is proposing develop a retail and restaurant use with a drive-thru and associated parking on approximately 0.93 acres. The applicant is IN Whitestown Perry Worth, LLC on behalf of owner Coffin Richard H & Mary E Trustees C/O Coffin Family Trust UAD 2/04/99. [Staff Report](#).

- k. **Docket PC21-053-CP – Concept Plan – Shoppes at Anson Outlot 4** – The petitioner is requesting review of a Concept Plan to be known as Shoppes at Anson Outlot 4. The site in question is located on the northwest side of the intersection of Mills Drive and Perry Worth Road in Whitestown, Indiana. The site is zoned Anson PUD with the I-65 Corridor Overlay. The petitioner is proposing develop a retail and restaurant use with a drive-thru and associated parking on approximately 0.93 acres. The applicant is IN Whitestown Perry Worth, LLC on behalf of owner Coffin Richard H & Mary E Trustees C/O Coffin Family Trust UAD 2/04/99. [Staff Report](#).

- l. **Docket PC21-054-DP – Development Plan – Shoppes at Anson Outlot 4** – The petitioner is requesting review of a Development Plan to be known as Shoppes at Anson Outlot 4. The site in question is located on the northwest side of the intersection of Mills Drive and Perry Worth Road in Whitestown, Indiana. The site is zoned Anson PUD with the I-65 Corridor Overlay. The petitioner is proposing develop a retail and restaurant use with a drive-thru and associated parking on approximately 0.93 acres. The applicant is IN Whitestown Perry Worth, LLC on behalf of owner Coffin Richard H & Mary E Trustees C/O Coffin Family Trust UAD 2/04/99. [Staff Report](#).

- m. **PC21-055-TA – Whitestown Unified Development Ordinance Text Amendments**. [Amendment Document](#).

- n. **Order of Plan Commission - Approval of Removing Parcels from Parkway West** – [Plan Commission Order](#).

- 7. **OTHER BUSINESS**
- 8. **ANNOUNCEMENTS**
- 9. **ADJOURNMENT**

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

The next regular meeting is scheduled for **Monday, December 13th, 2021** 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.