



## WHITESTOWN PLAN COMMISSION

Monday, March 8th, 2021

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](mailto:nmesser@whitestown.in.gov) to register for the meeting no later than 4:00 p.m. on March 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](mailto: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. 2/8/2021 [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. **PC21-005-CP/PC21-006-DP Paul Property Withdrawal and Re-docket.**  
[Withdrawal Request](#)
- b. **GDI Hockett/Starkey Rezone Re-docket**
- c. **Docket PC21-002-ZA Main Street Office Zone Amendment** - The petitioner is requesting approval for a Zoning Amendment from AG Agriculture to LB Local Business. The subject property contains approximately 5.47 acres and is located at the intersection of Main St and CR 500 South, Whitestown, IN 46075. The petitioner is Michael Andreoli, and the property owner is Christopher Brauer. [Staff Report](#)
- d. **Docket PC21-003-CP AllPoints Anson Building 18-** The petitioner is requesting approval of a Concept Plan to be known as AllPoints at Anson Building 18. The subject property is currently zoned PUD and is 8.84 +/- acres. This property is located south of CR 450 S and north of Anson Blvd. The petitioner is Duke Construction Limited Partnership and the property owner is Browning/Duke LLC. [Staff Report](#)
- e. **Docket PC21-004-DP AllPoints Anson Building 18-** The petitioner is requesting approval of a Development Plan to be known as AllPoints at Anson Building 18. The subject property is currently zoned PUD and is 8.84 +/- acres. This property is located south of CR 450 S and north of Anson Blvd. The petitioner is Duke Construction Limited Partnership and the property owner is Browning/Duke LLC. [Staff Report](#)
- f. **Docket PC21-007-ZA Park 130 Giles Property-** The petitioner is requesting approval of a zoning amendment from the AG (Agriculture) Zone and R-3 (Medium Density Single-Family and Two-Family Residential) Zones to the I-1 (Light Industry) Zone. The subject site contains approximately 133.1 acres and is composed of 5 parcels. The petitioner is proposing to develop the site for warehouse uses. The petitioner is Park 130 Partners II, LLC by Faegre Drinker Biddle & Reath LLP on behalf of owners Daniel W. Giles, Nancy A. Giles, Dean E. Giles, and Debra W. Giles. [Staff Report](#)
- g. **Docket PC21-008-DP SCP Emmis Multi-Family-** The petitioner is requesting review of a Development Plan to be known as SCP Multi-Family at 5875 Perry Worth Road (est)

in Whitestown, Indiana. The site is zoned UB, an urban business zone. The petitioner is proposing to construct approximately 216 apartment dwelling units with an amenity building and parking on an approximate 10.6 acres. The petitioner is Strategic Capital Partners on behalf of owner Emmis Communications Corporation. [Staff Report](#)

- h. **Docket PC21-009-PP SCP Emmis Property-** The petitioner is requesting review of a Primary Plat to be known as SCP Emmis Property is located between New Hope Boulevard and Perry Worth Road and includes the proposed Hemlock Drive in Whitestown. The site is partially zoned UB, Urban Business, and a portion of the site is undergoing a rezone to MU-COR, Mixed Use Commercial Office Residential. The petitioner is proposing subdividing the property into the SCP Multi-Family site, a common area, and the right-of-way for Hemlock Drive on approximately 17.02 acres. The applicant is Strategic Capital Partners on behalf of owner Emmis Communications Corporation. [Staff Report](#)
- i. Whitestown 2021 Milhaus TIF Bond [Order of Plan Commission](#)
- j. Whitestown 2021 Homefield TIF Bond [Order of Plan Commission](#)

**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, April 12th, 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.