



WHITESTOWN PLAN COMMISSION
Monday, June 14th, 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 June 14th, 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. 5/10/2021 [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 (public hearing)

- a. **PC20-054-ZA – Zone Amendment – Hockett/Starkey Properties** - 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 82.30 acres and is composed of 2 parcels. The petitioner is proposing to develop the site for warehouse use. The petitioner is GDI Companies and owners are Hockett Real Estate LLC, and Starkey Family. [Staff Report](#).

6. NEW BUSINESS (public hearing)

- a. **Docket PC21-019-DP – Development Plan – APA Lot 6** - The petitioner is requesting review of a Development Plat to be known as AllPoints at Anson Lot 6. The site in question is located on the west side of CR 500 E, north of the intersection of CR 450 S and CR 500 E in Whitestown, Indiana. The site is zoned PUD-Anson. The petitioner is proposing to construct an approximate 256,520 square foot building footprint building for light industrial use on approximately 16.11 acres. The applicant is Opus Development Company, LLC on behalf of owner Browning/Duke, LLC. [Staff Report](#)
- b. **Docket PC21-020-ZA – Zone Amendment – Peabody Property** - 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 282.41 acres. The petitioner is proposing to develop the site for warehouse use. The petitioner is GDI Companies and owner is Peabody Family Farm, LLC. [Staff Report](#)
- c. **Docket PC21-021-ZA – Zone Amendment – Mann Brothers Property** – The petitioner is requesting approval of a zoning amendment from the AG (Agriculture) Zone to the I-1 (Light Industry) Zone while remaining within the I-65 Overlay District. The subject site contains 2.07 acres and is composed of two parcels. The petitioner is proposing to develop the site for the combined uses of convenience store, retail space, gas station, and carwash. The petitioner and property owner is Mann Brothers Holdings, LLC. [Staff Report](#)
- d. **Whitestown 65 Commerce Park 2021 TIF** – [Order of Plan Commission](#)

7. OTHER BUSINESS

8. ANNOUNCEMENTS

- a. **Whitestown Comprehensive Plan Update**

9. ADJOURNMENT

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

The next regular meeting is scheduled for **Monday, July 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.