



**WHITESTOWN PLAN COMMISSION**  
**Monday, July 12th, 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](mailto:nmesser@whitestown.in.gov) to register for the meeting no later than 4:00 p.m. on July 12th, 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. 6/14/2021 [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. **PC20-053-ZA – Zone Amendment – H&H Holdings/ Becknell Industrial** - 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 73.5 +/- acres and is composed of 11 parcels. The petitioner is proposing to develop the site for warehouse use. The petitioner is Becknell Industrial LLC and property owners include; H&H Holdings LLC, Darrell and Valerie Crowe, Betty Giles, Brian and Kristine Green, Robert and Donna Kilgore, Brian and Jennifer Smith, Bruce and Sue Thompson, James and Nancy Becker. [Staff Report](#)
  
- b. **Docket PC21-022-ZA – Zone Amendment – Patch** - 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 78.47 acres and is located at 3502 S 450 E. The petitioner is proposing to develop the site for warehouse use. The petitioner is Patch Whitestown LLC and owner is Margaret Smith. [Staff Report](#)
  
- c. **Docket PC21-023-CP – Concept Plan – Schumacher Homes** -The petitioner is requesting review of a Concept Plat to be known as Schumacher Homes. The site in question is located on the northeast side of Perry Worth Road in Whitestown, Indiana. The site is zoned MU-COR and I-65 Overlay. The petitioner is proposing to construct an office and two show room houses on approximately 2.5 acres. The applicant is Schumacher Homes of Indianapolis, Inc on behalf of owner Emmis Communication Corporation. [Staff Report](#)
  
- d. **Docket PC21-024-DP – Development Plan – The E Multi-Family**  
The petitioner is requesting review of a Development Plan to be known as The E Multi-Family. The site in question is located on the south side of New Hope Boulevard and on the northwest side of the proposed Hemlock Drive extension to Perry Worth Road in Whitestown, Indiana. The site is zoned MU-COR and the most southern portion of the site is zoned I-65 Overlay. The petitioner is proposing approximately 408 residential units within 10 buildings, with an amenity center, and parking on approximately 27.4 acres. The applicant is Tippecanoe Acquisitions, LLC on behalf of owner Emmis Communication Corporation. [Staff Report](#)

e. **Docket PC21-025-PP – Primary Plat – The E Plat**

The petitioner is requesting review of a Primary Plat to be known as The E Plat. The site in question is located on the south side of New Hope Boulevard and on the west side of the proposed Hemlock Drive/Juniors Way extension to Perry Worth Road in Whitestown. The site is zoned MU-COR and the most southern portion of the site is zoned I-65 Overlay. The petitioner is proposing approximately to split the approximately 50.16 acre area into 4 parcels and common area. The applicant is Tippecanoe Acquisitions, LLC on behalf of owner Emmis Communication Corporation. [Staff Report](#)

f. **Docket PC21-028-ZA –Zone Amendment – Bridle Oaks Addition**

The petitioner is requesting approval of a zoning amendment from the R2 (Residential) Zone to the PUD (Bridle Oaks) Zone. The subject site contains 4.5 acres and is located at 3689 S Main St. The petitioner is proposing to add the property to the Mixed-Use classification within the PUD. The petitioner is Kite Harris Property Group and owner is Tammy Nowakowski. [Staff Report](#)

**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, August 9th, 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.