



WHITESTOWN PLAN COMMISSION
Monday, August 9th, 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 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 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. 7/12/2021 [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 PC21-024-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](#)
- c. **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](#)
- d. **Docket PC21-029-ZA – Zone Amendment – Peabody Property** [Staff Report](#)
- e. **Docket PC21-031-CP – Concept Plan – Whitestown Business Park Building 4** [Staff Report](#)
- f. **Docket PC21-032-DP – Development Plan – Whitestown Business Park Building 4** [Staff Report](#)

- g. **Docket PC21-034-CP – Concept Plan – 65 Commerce Park Building 6** - The petitioner is requesting review of a Concept Plan to be known as 65 Commerce Park Building 6. The site in question is located on the south side of CR 500 S and the west side of (future) CR 575 E in Whitestown, Indiana. The site is zoned I-1, Light Industry. The petitioner is proposing to construct an approximate 302,534 square foot building footprint building for light industrial use on approximately 40.92 acres. The applicant is Whitestown 65 Commerce Park III, LLC. [Staff Report](#)
- h. **Docket PC21-035-DP – Development Plan – 65 Commerce Park Building 6** - The petitioner is requesting review of a Development Plan to be known as 65 Commerce Park Building 6. The site in question is located on the south side of CR 500 S and the west side of (future) CR 575 E in Whitestown, Indiana. The site is zoned I-1, Light Industry. The petitioner is proposing to construct an approximate 302,534 square foot building footprint building for light industrial use on approximately 40.92 acres. The applicant is Whitestown 65 Commerce Park III, LLC. [Staff Report](#)
- i. **Docket PC21-036-CP – Concept Plan – 65 Commerce Park Building 8** - The petitioner is requesting review of a Concept Plan to be known as 65 Commerce Park Building 8. The site in question is located on the north side of CR 500 S and the west side of CR 575 E in Whitestown, Indiana. The site is zoned I-1, Light Industry. The petitioner is proposing to construct an approximate 565,557 square foot building footprint building for light industrial use on approximately 35.19 acres. The applicant is John Cumming on behalf of owner, Whitestown 65 Commerce Park III, LLC. [Staff Report](#)
- j. **Docket PC21-037-DP – Development Plan – 65 Commerce Park Building 8** - The petitioner is requesting review of a Concept Plan to be known as 65 Commerce Park Building 8. The site in question is located on the north side of CR 500 S and the west side of CR 575 E in Whitestown, Indiana. The site is zoned I-1, Light Industry. The petitioner is proposing to construct an approximate 565,557 square foot building footprint building for light industrial use on approximately 35.19 acres. The applicant is John Cumming on behalf of owner, Whitestown 65 Commerce Park III, LLC. [Staff Report](#)
- k. **Docket PC21-038-PP – Primary Plat – Park 130 Block A** - The petitioner is requesting review of a Primary Plat to be known as Park 130 Block A. The site in question is located on the south side of Park 130 Industrial Park on the north side of Whitestown Parkway and east of CR 475 in Whitestown. The site is zoned I-1 and the most southern portion of the site is zoned GB. The petitioner is proposing approximately to split the approximately 50.16 acre area into 6 parcels and common area. The applicant is The Peterson Company, on behalf of property owners Zeller 401 LRH Restructured TIC LLC, Zeller 401 Lord TIC LLC, Lord Realty Holdings LLC, BGP Partners LLS, AJN LLC. [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, September 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.