



WHITESTOWN PLAN COMMISSION

Monday, May 11th, 2020

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 to register for the meeting no later than 4:00 p.m. on May 11th, 2020. 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
- D. New Member Appointments

2. APPROVAL OF THE AGENDA

- a. 4/24/2020 [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. **Docket PC20-009-DP Glasswater Creek Development Plan** - The petitioner is requesting approval of a Development Plan to be known as Glasswater Creek. The subject property is currently zoned UB and is approximately 5 acres. This property is located South of New Hope Blvd and North of the Emmis towers and Perry Worth Rd. The petitioner is Community Reinvestment Foundation and property owner is Emmis Communications Corporation. [Staff Report](#)
- b. **Docket PC20-012-DP CSL Plasma Building Expansion Development Plan** - The petitioner is requesting approval of a Development Plan to be known as CSL Plasma Building Expansion. The subject property is currently zoned I-2 Industrial and is approximately 6.47 acres. This property is located at 3810 Perry Blvd, Whitestown. The petitioner is Becknell Industrial, and the project engineer is Innovative Engineering. [Staff Report](#).
- c. **Docket PC20-013-DP Whitestown Crossing Lot 7 Block D Development Plan**- The petitioner is requesting review of a Development Plan to be known as Whitestown Crossing Lot 7 Block D with approximately 3.48 acres. The property is zoned GB General Business and is located at lot 7 of Whitestown Crossing. No waivers are being requested; Petitioner received a Special Exception for allowing a General Warehouse under General Business use under Docket BZA19-004-SE. The petitioner is System Builders and the property owner is Whitestown Crossing, LLC. [Staff Report](#).
- d. **Docket PC20-014-TA Golf Club of Indiana PUD Text Amendment** - The petitioner is requesting approval for a text amendment to the Golf Club of Indiana PUD originally established in 1999 by Boone Co then amended and adopted in 2014 by the Town of Whitestown. The text amendment will include amendments to Section 10.10 of the PUD. The petitioner is Pulte Homes of Indiana. [Staff Report](#).
- e. **Docket PC20-017-CP Fairfield Inn Anson North**- The petitioner is requesting approval of a Development Plan to be known as Fairfield Inn Anson North. The subject property is currently zoned PUD and is approximately 3.37-acre parcel on Lot 3 of Shoppes at Anson North. This property is located in the northwest corner of Shoppes at Anson North. The petitioner is Hospitality Services and the property owner is MAP Anson II Land Investors LLC. [Staff Report](#).
- f. **Docket PC20-018-DP Shoppes at Anson North Development Plan**- The petitioner is requesting approval of a Development Plan to be known as the Shoppes at Anson North.

The subject property is currently zoned PUD and is approximately 12.33 acres. This property is located at the north of Perry Worth Road and south of Central Blvd and Gateway E Drive. The petitioner is Midland Atlantic and MAP Anson II Land Investors, LLC. [Staff Report.](#)

- g. **PC20-020-DP Circle K Remodel Development Plan-** The petitioner is requesting approval of a Development Plan to be known as Circle K (Remodel). The subject property is currently zoned GB General Business and is approximately 4.25 acres. This property is located on Whitestown Parkway and Perry Worth Rd. The petitioner is Circle K Midwest Region and the property owner is N S 334 LLC. The project engineer is Wellert Engineering. [Staff Report.](#)

- h. **PC20-021-CP Tractor Supply Concept Plan-** The petitioner is requesting approval of a Concept Plan to be known as Tractor Supply. The subject property is currently zoned GB General Business and is approximately 2.75 acres. This property is located on Lot 14 of the Whitestown Crossing Development at SR 267. The petitioner is STNL Whitestown, property owner is Whitestown Crossing LLC. The project engineer is Innovative Engineering. [Staff Report.](#)

- i. **PC20-022-DP Tractor Supply Development Plan-** The petitioner is requesting approval of a Development Plan to be known as Tractor Supply. The subject property is currently zoned GB General Business and is approximately 2.75 acres. This property is located on Lot 14 of the Whitestown Crossing Development at SR 267. The petitioner is STNL Whitestown, property owner is Whitestown Crossing LLC. The project engineer is Innovative Engineering. [Staff Report.](#)

- j. **PC20-026-ZA 4736 Main St-** The petitioner is requesting approval for a Zoning Amendment from AG Agriculture to GB General 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 Neighborhood Downtown Zoning Assistance and the property owner is Christopher Brauer. [Staff Report.](#)

7. OTHER BUSINESS

8. ANNOUNCEMENTS

9. ADJOURNMENT

Pursuant to Governor Holcomb's Executive Orders 20-04 and 20-09 concerning local government operations and meetings during this public health emergency, this meeting will be held by teleconference or by videoconference. The Town Hall will not be open to the public; however, the meeting will be made available for review by the public and media by livestream or subsequent viewing at [youtube.com/user/townofwhitestown](https://www.youtube.com/user/townofwhitestown). A link to the Town's Youtube page for viewing livestream and past Town meetings is also available on the Town's webpage at whitestown.in.gov. To assist the public and members of the press during this emergency declaration, comments or questions regarding Town matters can continue to be directed to the Town Planner at bgarriott@whitestown.in.gov or 317-732-4535.

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

The next regular meeting is scheduled for **Monday, June 8th, 2020** 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.