



**WHITESTOWN PLAN COMMISSION**  
**Tuesday, January 18th, 2022**  
**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 January 18, 2022. 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/Election of Officers
  
- 2. APPROVAL OF THE AGENDA**
  - a. 12/13/2021 [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. **PC21-029-ZA – Zoning Amendment – Peabody PUD** - The petitioner is requesting review of a Zoning Map Amendment to rezone the described area from the General Agriculture (AG) Zone to the Peabody- Planned Unit Development (PUD) Zone. The site in question is approximately 593.25 acres and composed of two parcels. The site in question is located on the east and west sides of CR 575 E in Whitestown. The applicant is Pulte Homes of Indiana, LLC per Matthew M. Price on behalf of owner, Peabody Family Farm, LLC. [Staff Report.](#)
- b. **PC21-059-CP – Concept Plan – Westpark Logistics Center** - The petitioner is requesting review of a Concept Plan to be known as Westpark Logistics Center. The site in question is located on the east side of CR 475 E and the north side of Whitestown Parkway in Whitestown, Indiana. The site is zoned I-1, Light Industry. The petitioner is proposing to construct two buildings for light industrial use on approximately 73.5 acres. Building 1 has a 737,244 square foot building footprint and building 2 has a 182,883 square foot building footprint. The applicant is Becknell Industrial, LLC and property own is H&H Holdings, LLC. [Staff Report.](#)
- c. **PC21-060-CP – Concept Plan – Park 130 Building 6** - The petitioner is requesting review of a Concept Plan to be known as Park 130 Building 6. The site in question is located on the west side of Commerce Drive approximately 444 feet north of the intersection of Commerce Drive and Whitestown Parkway in Whitestown. The site is zoned Light Industry (I-1). The petitioner is proposing to develop an approximate 297,639 square foot building footprint for industrial use and associated parking on approximately 15.79 acres. The applicant is The Peterson Company on behalf of owner Lord Realty Holdings, LLC. [Staff Report.](#)
- d. **PC21-061-DP – Development Plan – Park 130 Building 6** - The petitioner is requesting review of a Development Plan to be known as Park 130 Building 6. The site in question is located on the west side of Commerce Drive approximately 444 feet north of the intersection of Commerce Drive and Whitestown Parkway in Whitestown. The site is zoned Light Industry (I-1). The petitioner is proposing to develop an approximate 297,639 square foot building footprint for industrial use and associated parking on approximately 15.79 acres. The applicant is The Peterson Company on behalf of owner Lord Realty Holdings, LLC. [Staff Report.](#)

- e. **PC21-062-CP – Concept Plan – AllPoints Anson Building 10** - The petitioner is requesting review of a Concept Plan to be known as All Points at Anson Building 10. The site in question is located on the northwest corner of CR 575 E and CR 450 S in Whitestown. The site is zoned Anson-PUD. The petitioner is proposing to develop an approximate 605,340 square foot building footprint for industrial use and associated parking on approximately 40.7 acres. The applicant and owner is Browning Investments. [Staff Report](#).
  
- f. **PC21-063-DP – Development Plan – AllPoints Anson Building 10** - The petitioner is requesting review of a Development Plan to be known as All Points at Anson Building 10. The site in question is located on the northwest corner of CR 575 E and CR 450 S in Whitestown. The site is zoned Anson-PUD. The petitioner is proposing to develop an approximate 605,340 square foot building footprint for industrial use and associated parking on approximately 40.7 acres. The applicant and owner is Browning Investments. [Staff Report](#).
  
- g. **Whitestown Patch TIF 2022 Order of Plan Commission**. [WPC Order](#). [RDC Resolution](#).
  
- h. **Whitestown Plan Commission Rules and Procedures Update**. [2022 Update](#).

- 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, February 14th, 2022** 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.