



**WHITESTOWN PLAN COMMISSION**  
**Monday, April 11, 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 April 11, 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 Planning Department at [planning@whitestown.in.gov](mailto:planning@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
  
- 2. APPROVAL OF THE AGENDA**
  - a. 03/14/2022 [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. **PC22-001-ZA – Zone Amendment – Ambrose – Clark** - The petitioner is requesting review of a Zoning Map Amendment to rezone the described area from the Anson-Planned Unit Development (PUD) Zone to the Light Industrial (I-1) Zone. The site in question is approximately 88 acres and composed of multiple parcels. The site in question is located on the south side of CR 500 S in Whitestown. The applicant is Ambrose Property Group, LLC per Brian J. Tuohy & Cynthia M. Blackford on behalf of owner, CPF Farms, LLC. [Staff Report.](#)
- b. **PC22-016-ZA - Zone Amendment – Braun-Smith** - The petitioner is requesting review of a Zoning Map Amendment to rezone the described area from the Medium density Single-family and Two-family Residential (R-3) and General Agriculture (AG) Zones to the Light Industrial (I 1) Zone. The site in question is approximately 382 acres and composed of multiple parcels. The site in question is bounded by CR 550 S to the north, CR 475 E to the east, Whitestown Parkway to the south, and State Road 267 to the west in Whitestown. The applicant is Braun Property Development, LLC per Brian J. Tuohy on behalf of owners, Richard & Patricia Daupert and Brent & Tricia Smith. [Staff Report.](#)
- c. **PC22-025-ZA – Zone Amendment – Citimark** - The petitioner is requesting review of a Zoning Map Amendment to rezone the described area from the Boone County General Agriculture (AG) Zone to the Light Industrial (I-1) and Multi-family (MF) Zones. The site in question is approximately 96.28 acres and composed of multiple parcels. The site in question is located on the west side of CR 450 E in Whitestown. The applicant is Citimark Realty Partners, LLC on behalf of Gloria Groover, William A. Maltby & Stacia Groover, and Christopher Howard, owners. [Staff Report.](#)
- d. **PC22-027-CP – Concept Plan – Shoppes at Anson North Lot 2** - The petitioner is requesting review of a Concept Plan to be known as Shoppes at Anson North Lot 2. The site in question is located on the north side of Mills Drive approximately 920 feet west of the intersection of Mills Drive and Perry Worth in Whitestown. The site is zoned Anson PUD with the I-65 Corridor Overlay. The petitioner is proposing to develop a retail/commercial strip with associated parking on approximately 0.91 acres. The applicant and owner is BDC Realty Group, LLC. [Staff Report.](#)
- e. **PC22-028-DP – Development Plan – Shoppes at Anson North Lot 2** - The petitioner is requesting review of a Development Plan to be known as Shoppes at Anson North Lot 2.

The site in question is located on the north side of Mills Drive approximately 920 feet west of the intersection of Mills Drive and Perry Worth in Whitestown. The site is zoned Anson PUD with the I-65 Corridor Overlay. The petitioner is proposing to develop a retail/commercial strip with associated parking on approximately 0.91 acres. The applicant and owner is BDC Realty Group, LLC. [Staff Report](#).

- f. **PC22-029-PP – Primary Plat – Peabody** – This item will be continued until May 9, 2022.

- 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, May 9, 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 Becca Thomas, ADA Compliance Officer, at (317) 732-4531 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.