



Certification of Recommendation

Whitestown Plan Commission

May 18, 2022

RE: AMENDMENT TO ZONING MAPS OF THE WHITESTOWN UNIFIED DEVELOPMENT ORDINANCE (PC22-031-ZA).

In accordance with IC 36-7-4-608, the Whitestown Plan Commission hereby certifies their recommendation to the Whitestown Town Council as described below.

- At their public hearing on May 9, 2022 the Whitestown Plan Commission gave a favorable recommendation under section IC 36-7-4-608 with a 5-0 vote to approve a zoning amendment to the Whitestown Unified Development Ordinance. The zoning amendment includes Petitioner and Owner Becknell Industrial, LLC / Whitestown Owner, LLC seeking to rezone approximately 3.44 acres, more or less, in the Town of Whitestown, Indiana, from the General Agriculture (AG) Zone to the Light Industrial (I-1) Zoning Classification.

The property described in the legal descriptions are contained in the attached **Exhibit A** and shown in **Exhibit B**.

If you have any questions, please contact me at your earliest convenience.

Respectfully,

Jill Conniff,
Planning Staff

Exhibit A

Legal Description

6055 CR 475 W. (formerly Kilgore Property)

A part of the Northeast Quarter of Section 2, Township 17 North, Range 1 East Situated in Perry Township, Boone County, Indiana, and Being more particularly described as follows:

From a Railroad rail (on end) at the Southeast corner of the aforesaid Northeast Quarter, thence North 0 degrees 27 minutes 12 second West along the section line a distance of 691.36 feet; thence South 89 degrees 46 minutes 12 seconds West for a distance of 1104.91 feet; thence North 0 degrees 16 minutes 31 seconds West 1,536.00 feet to the POINT OF BEGINNING; From Said point of beginning, thence South 89 degrees 46 minutes 12 seconds West 225.00 feet; thence North 0 degrees 16 minutes 31 seconds West 114.38 feet, thence North 89 degrees 01 minutes 24 seconds East 225.02 Feet; thence South 0 degrees 16 minutes 31 seconds East 117.35 Feet to the Point of Beginning, containing 0.599 Acres, more or less.

6145 and 6175 CR 475 W. (formerly Thompson Property)

PARCEL 1:

A part of the Northeast quarter of Section 2, township 17 North, Range 1 East, situated in Perry Township, Boone County, Indiana, and being more particularly described as follows:

From a railroad rail (on end) at the Southeast corner of the aforesaid Northeast quarter, thence North 0 degrees 27 minutes 12 seconds West along the section line a distance of 691.36 feet: thence South 89 degrees 46 minutes 12 seconds West for a distance of 1104.91 feet; thence North 0 degrees 16 minutes 31 seconds West 1302.00 feet to the POINT OF BEGINNING. From said point of beginning, thence South 89 degrees 46 minutes 12 seconds West 225.00 feet; thence North 0 degrees 16 minutes 31 seconds West 117.00 feet; thence North 89 degrees 46 minutes 12 seconds East 225.00 feet; thence South 0 degrees 16 minutes 31 seconds East 117.00 feet to the Point of Beginning;

ALSO:

A part of the Northeast quarter of Section 2, township 17 North, Range 1 East, situated in Perry Township, Boone County, Indiana, and being more particularly described as follows:

From a railroad rail (on end) at the Southeast corner of the aforesaid Northeast quarter, thence North 0 degrees 27 minutes 12 seconds West along the section line a distance of 691.36 feet: thence South 89 degrees 46 minutes 12 seconds West for a distance of 1104.91 feet; thence North 0 degrees 16 minutes 31 seconds West 1419.00 feet to the POINT OF BEGINNING. From said point of beginning, thence South 89 degrees 46 minutes 12 seconds West 225.00 feet; thence North 0 degrees 16 minutes 31 seconds West 117.00 feet; thence North 89 degrees 46 minutes 12 seconds East 225.00 feet; thence South 0 degrees 16 minutes 31 seconds East 117.00 feet to the Point of Beginning.

PARCEL 2:

A part of the Northeast quarter of Section 2, township 17 North, Range 1 East, situated in Perry Township, Boone County, Indiana, and being more particularly described as follows:

From a railroad rail (on end) at the Southeast corner of the aforesaid Northeast quarter, thence North 0 degrees 27 minutes 12 seconds West along the section line a distance of 691.36 feet; thence South 89 degrees 46 minutes 12 seconds West for a distance of 1104.91 feet; thence North 0 degrees 16 minutes 31 seconds West 985.00 feet to the POINT OF BEGINNING. From said point of beginning, thence South 89 degrees 46 minutes 12 seconds West 225.00 feet; thence North 0 degrees 16 minutes 31 seconds West 100.00 feet; thence North 89 degrees 46 minutes 12 seconds East 225.00 feet; thence South 0 degrees 16 minutes 31 seconds East 100.00 feet to the Point of Beginning, containing 0.5166 acres, more or less.

ALSO:

A part of the Northeast quarter of Section 2, township 17 North, Range 1 East, situated in Perry Township, Boone County, Indiana, and being more particularly described as follows:

From a railroad rail (on end) at the Southeast corner of the aforesaid Northeast quarter, thence North 0 degrees 27 minutes 12 seconds West along the section line a distance of 691.36 feet; thence South 89 degrees 46 minutes 12 seconds West for a distance of 1104.91 feet; thence North 0 degrees 16 minutes 31 seconds West 1085.00 feet to the POINT OF BEGINNING. From said point of beginning, thence South 89 degrees 46 minutes 12 seconds West 225.00 feet; thence North 0 degrees 16 minutes 31 seconds West 100.00 feet; thence North 89 degrees 46 minutes 12 seconds East 225.00 feet; thence South 0 degrees 16 minutes 31 seconds East 100.00 feet to the Point of Beginning, containing 0.5166 acres, more or less.

Exhibit B

