



WHITESTOWN PLAN COMMISSION
Monday, July 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 to register for the meeting no later than 4:00 p.m. on July 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 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. 06/13/2022 [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

- a. **PC22-029-PP – Primary Plat – Peabody** – This item is still continued.
- b. **PC22-035-PP – Primary Plat – Bridle Oaks South** – This item is still continued.

6. NEW BUSINESS (public hearing)

- a. **PC22-032-ZA – Zone Amendment – Ellis Acres** - The petitioner is requesting review of a Zoning Map Amendment to rezone the described area from the General Agriculture (AG) and General Business (GB) Zones to the Planned Unit Development (PUD) Zone. The site in question is approximately 9.97 acres, composed of two parcels, and zoned with the I-65 Overlay Zoning district. The site in question is located on the southwest corner of the intersection of Indianapolis Road and CR 750 S in Whitestown. The applicant is Platinum Properties Management Company, LLC and owner is Ellis Acres, LLC. [Staff Report](#)
- b. **PC22-041-ZA – Zone Amendment – McLaren** - The petitioner is requesting review of a Zoning Map Amendment to rezone the described area from the Light Industrial (I-1) Zone to the Mix Use Office, Commercial, and Residential (MU-COR) Zone. The site in question is approximately 20.74 acres and is composed of two parcels. The site in question is located on the northeast side of Indianapolis Road in Whitestown. The applicant is Kite Harris Property Group, LLC on behalf of owner 7001 SI, LLC. [Staff Report](#)
- c. **PC22-042-PP – Primary Plat – Groover** – The petitioner is requesting a review of a Primary Plat known as Groover Industrial Primary Plat. The site in question is located at the southeast intersection of CR 300 S and CR 400 E in Whitestown. The site is zoned Light Industry (I-1) and Multi-Family (MF). The petitioner is proposing to subdivide the property into five lots on approximately 96.28 acres. The applicant is Citimark Realty Partners, LLC on behalf of Gloria Groover, William A. Maltby & Stacia Groover Maltby, M.D., and Christopher Howard, owners. [Staff Report](#)
- d. **PC22-043-CP – Concept Plan – Groover** - The petitioner is requesting a review of a Concept Plan to be known as Groover Industrial. The site in question is located on the south side of CR 500 S in Whitestown. The site is zoned Light Industrial (I-1). The petitioner is proposing to develop four light industrial buildings with associated vehicle and trailer parking on approximately 87.65 acres. The applicant is Ambrose Property Group, LLC on behalf of owners CPF Farms, LLC., Donald R & Virginia Clark, and Gene & Crystal Clark. [Staff Report](#)
- e. **PC22-044-PP – Primary Plat – Whitelick Creek Industrial Plat** - The petitioner is requesting review of a Primary Plat to be known as the Whitelick Creek Industrial Primary Plat. The site in question is approximately 382 acres and 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 site is zoned Light Industrial (I-1).

The petitioner is proposing to subdivide the property into two lots, two blocks, common area, and right-of-way. The applicant is Strategic Capital Partners, LLC. on behalf of owners Richard & Patricia Daupert and Brent & Tricia Smith. [Staff Report](#)

- f. **PC22-045-CP – Concept Plan – Whitelick Creek Phase 1** - The petitioner is requesting review of a Concept Plan to be known as Whitelick Creek Phase 1. The site in question is located on the west side of CR 475 E in Whitestown. The site is zoned Light Industrial (I-1). The petitioner is proposing to develop two light industrial buildings with associated vehicle and trailer parking on approximately 66.64 acres. The applicant is Strategic Capital Partners, LLC. on behalf of owners Richard & Patricia Daupert and Brent & Tricia Smith. [Staff Report](#)

- g. **PC22-047-DP – Development Plan – Cottages at Bridle Oaks** - The petitioner is requesting review of a Development Plan to be known as The Cottages Development Plan. The site in question is approximately 21.79 acres and located northeast of the intersection of Albert S White and Main Street, on the north side of the future Phipps Lane, and is zoned Bridle Oaks Planned Unit Development (PUD). The applicant proposes to develop a cottage home style multi-family development with associated parking and a private street network. The applicant is Leo Brown Group, LLC on behalf of the owner PNG Real Estate, LLC. [Staff Report](#)

7. OTHER BUSINESS

8. ANNOUNCEMENTS

- a. **Comprehensive Plan Update** - [Draft](#)

9. ADJOURNMENT

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

The next regular meeting is scheduled for **Monday, August 8, 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.