



# Certification of Recommendation

*Whitestown Plan Commission*

July 18, 2022

RE: AMENDMENT TO ZONING MAPS OF THE WHITESTOWN UNIFIED DEVELOPMENT ORDINANCE (PC22-032-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 July 11, 2022 the Whitestown Plan Commission provided No Recommendation under section IC 36-7-4-608 with a 4-1 vote for a zoning amendment to the Whitestown Unified Development Ordinance. The zoning amendment includes Petitioner Platinum Properties Management Company, LLC. on behalf of Ellis Acres, LLC., Owner, seeking to rezone approximately 9.97 acres, more or less, in the Town of Whitestown, Indiana, from the General Business (GB) and the General Agriculture (AG) Zones to the Planned Unit Development – Ellis Acres (PUD) 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

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## Legal Description

### Tract I

A part of the northwest quarter of the southeast quarter of Section 7, Township 17 North, Range 2 East, Second Principal Meridian, and more particularly described as follows, to wit: Beginning at the northwest corner of the northwest quarter of the southeast quarter of said Section 7, and run thence east 537.25 feet, then south 1306.5 feet to the South line of said quarter quarter section, thence west 538 feet, thence north 1304 feet to the place of beginning, containing 16.12 acres more or less but subject to all legal highways, rights of way and easements of record.

Excepting from Tract 1, the following

A part of the northwest quarter of the southeast quarter of Section Seven (7), Township Seventeen (17) North, Range two (2) East of the Second Principal Meridian, situated in Eagle Township, Boone County, Indiana, and containing 11.36 acres, more or less, and more particularly described as follows: Beginning at a point 385 feet south of the northwest corner of the northwest quarter of the southeast quarter of Section 7, Township 17 North, Range 2 East and run thence south 919 feet; thence east 538 feet; thence north 921.50 feet; thence west 538.50 feet to the place of beginning.

### Tract II

A part of the north half of the Southeast Quarter of Section Seven (7), Township Seventeen (17) north, Range Two (2) East of the Second Principal Meridian, situated in Eagle Township, Boone County, Indiana, and 5.00 acres, more or less, and particularly described as follows: Beginning at a point 537.25 feet east of the northwest corner of the northwest quarter of the southeast quarter of Section 7, Township 17 North, Range 2 East, and run thence east 224.20 feet to the center of State Road #52 as existing in 1943, thence south 41 degrees 42 minutes east 657.75 feet to a point in the center of U.S. #52 as existing in 1943, thence west 670 feet to an existing fence, thence north 490 feet following said fence to the place of beginning.

# Exhibit B

