



WHITESTOWN PLAN COMMISSION
Monday, September 12, 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 September 12, 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. 08/08/2022 [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

PC22-041-ZA McLaren Zone Amendment – This item is still continued.

6. NEW BUSINESS (public hearing)

a. **PC22-057-ZA Zone Amendment – Whitelick Creek Industrial Phase 1 Expansion**

The petitioner is requesting review of a Zoning Map Amendment to rezone the described area from the General Agriculture (AG) Zone to the Light Industry (I-1) Zone. The site in question is approximately 15 acres and composed of three parcels. The site in question is located on the west side of CR 475 E in Whitestown. The applicant is Strategic Capital Partners, LLC per Brian J. Tuohy and the owners are James K & Sue L. Fox, Joe L. & Donna J. Powell, and John L. Sernyk. [Staff Report](#)

b. **PC22-058-CP Concept Plan – 65 Commerce Park Building 7**

The petitioner is requesting a review of a Concept Plan to be known as 65 Commerce Park Building 7. 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 a building for light industrial use and associated parking on approximately 16.96 acres. The applicant and owner is Whitestown 65 Commerce Park II, LLC. [Staff Report](#)

c. **PC22-059-DP Development Plan – 65 Commerce Park Building 7**

The petitioner is requesting review of a Development Plan to be known as 65 Commerce Park Building 7. The site in question is located at 5561 E 500 S Whitestown. The site is zoned Light Industrial (I-1). The petitioner is proposing to develop a 286,544 square foot rear load building for light industrial use and associated parking on approximately 16.96 acres. The applicant/owner is Whitestown 65 Commerce Park II, LLC. [Staff Report](#)

d. **PC22-060-CP Concept Plan – Fifth Third Bank and Dentist**

The petitioner is requesting a review of a Concept Plan to be known as Fifth Third Bank and Dentist. The site in question is located at the southeast intersection of Royal Run Boulevard and Whitestown Parkway. The site is zoned Anson PUD with the I-65 Corridor Overlay. The petitioner is proposing to develop a Bank and Dentist building with associated parking on approximately 1.16 acres. The applicant is WMG Acquisitions, LLC. and owner is Fifth Third Bank. [Staff Report](#)

e. **PC22-061-DP Development Plan – ECO Infrastructure Solutions Truck Storage Staff Report**

The petitioner is requesting review of a Development Plan to be known as ECO Infrastructure Truck Storage Building. The site in question is located at 3961 Perry

Boulevard in Whitestown. The site is zoned General Industry (I-2). The petitioner is proposing to develop an approximate 4,200 square foot detached building for truck storage where an existing primary structure is located on site on approximately 2.95 acres. The applicant is Valenti-Held Group and owner is Valenti-Held Contractor/Developer, Inc. [Staff Report](#)

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, October 10, 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.