



WHITESTOWN PLAN COMMISSION

Monday, October 10, 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 cmaier@whitestown.in.gov to register for the meeting no later than 4:00 p.m. on October 10, 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. 09/12/2022 [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. **PC22-063-ZA Peabody** - The petitioner is requesting review of a Zoning Map Amendment to rezone the described area from the General Agriculture (AG) Zone to the Peabody- Planned Unit Development (PUD) Zone and rezoning the larger described area to a revised PUD Zoning District. The site in question is approximately 287 acres in its entirety and 3.5 acres to be newly rezoned. The site in question is located on the east and west sides of CR 575 E and south of CR 300 in Whitestown. The applicant is Pulte Homes of Indiana, LLC per Matthew M. Price on behalf of owners, Peabody Family Farm, LLC and Sara Shelton. [Staff Report](#)
- b. **PC22-064-PP Jackson Run Southeast** - The petitioner is requesting a review of a Primary Plat to be known as Jackson Run Southeast located near the southeast corner of CR 200 S and CR 700 E in Whitestown. The site is zoned MU-COR, Mixed–Use Commercial, Office, and Residential. The petitioner is proposing 113-lot single-family detached residential units on approximately 31.6 acres. The applicant and owner is Braun Property Development, LLC. [Staff Report](#)
- c. **PC22-065-DP Weaver** - The petitioner is requesting review of a Development Plan to be known as Weaver Popcorn Parking Expansion. The site in question is located at 4330 Anson Boulevard in Whitestown. The site is Anson Planned Unit Development with the I-65 Overlay. The petitioner is proposing to add additional parking beyond what was originally approved as a part of the initial development plan on approximately 16.88 acres. The applicant is Hokanson Companies, Inc. and owner is Sade Eleanor as Trustee of the Survivors Trust Established under the Paul and Eleanore Sade Trust. [Staff Report](#)
- d. **PC22-066-CP Shoppes at Anson Lot 4** - The petitioner is requesting a review of a development plan to be known as The Shoppes at Anson North Lot 4. The site in question is located at 3801 E 82nd St unit B in Whitestown. The site is zoned ANSON PUD (PUD). The petitioner is proposing to develop a 50,000-square-foot rear load building for commercial use and associated parking on approximately 5.03 acres. The applicant/owner is MAP Anson II Land Investors, LLC. [Staff Report](#)
- e. **PC22-067-DP Shoppes at Anson Lot 4** - The petitioner is requesting a review of a Development Plan to be known as The Shoppes at Anson North Lot 4. The site in question is located at 3801 E 82nd St unit B in Whitestown. The site is zoned ANSON PUD (PUD). The petitioner is proposing to develop a 50,000-square-foot

rear load building for commercial use and associated parking on approximately 5.03 acres. The applicant/owner is MAP Anson II Land Investors, LLC. [Staff Report](#)

- f. **PC22-068-TA** – [Whitestown Unified Development Ordinance Text Amendments.](#)
- g. Approval of the [2023 WPC Calendar.](#)
- h. **Whitestown Big 4 2022 TIF Area** - Order of the WPC Confirming the TIF is consistent with the Comprehensive Plan for Development. [Plan Commission Order Resolution No. 2022-30](#)

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, November 14, 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.