



## WHITESTOWN PLAN COMMISSION

Monday, November 14, 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](mailto:cmaier@whitestown.in.gov) to register for the meeting no later than 4:00 p.m. on November 14, 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](mailto: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. 10/10/2022 [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**

**6. NEW BUSINESS (public hearing)**

- a. **PC22-070-ZA Goode Property** - The petitioner is requesting review of a Zoning Map Amendment to rezone the described area from the General Agriculture (AG) Zone to the High-Density Mixed Residential (R4) Zone. The site in question is approximately 23.75 acres. The intent of the rezone is to allow a residential neighborhood with approximately 103 townhomes. The site in question is located on the east side of County Road 650 in Whitestown. The applicant is Braun Property Development, LLC on behalf of owner Hayley Good. [Staff Report](#)
  
- b. **PC22-071-PP Habitat for Humanity** - The petitioner is requesting review of a Primary Plat and a Waiver to be known as the Habitat for Humanity Primary Plat. The site in question is approximately 8.35 acres and is located on the south side of Pierce Street in Whitestown. The site is zoned Medium-density Single-family and Two-family Residential (R-3). The petitioner is proposing to subdivide the property into 25 detached single-family lots, common area, and right-of-way. The applicant and owner is Habitat for Humanity of Boone County. [Staff Report](#)
  
- c. **PC22-072-CP New Hope Church Expansion** - The petitioner is requesting review of a Concept Plan to be known as New Hope Church Expansion. The site in question is located at 5780 Main Street in Whitestown. The site is zoned Low-density Single-family Residential (R-1). The petitioner is proposing to expand an existing religious use structure and additional parking on approximately 37.41 acres. The applicant is T&W Corporation and owner is New Hope Christian Church. [Staff Report](#)
  
- d. **PC22-073-DP New Hope Church Expansion** - The petitioner is requesting review of a Development Plan to be known as New Hope Church Expansion. The site in question is located at 5780 Main Street in Whitestown. The site is zoned Low-density Single-family Residential (R-1). The petitioner is proposing to expand an existing religious use structure and additional parking on approximately 37.41 acres. The applicant is T&W Corporation and owner is New Hope Christian Church. [Staff Report](#)
  
- e. **Whitestown Park 133 TIF Bond** – [Order of Plan Commission 2022-03](#)

**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, DECEMBER 12, 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.