



## WHITESTOWN PLAN COMMISSION

Monday, December 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 [cmaier@whitestown.in.gov](mailto:cmaier@whitestown.in.gov) to register for the meeting no later than 4:00 p.m. on December 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](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. 11/14/2022 [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. **PC22-070-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](#)

## 6. NEW BUSINESS (public hearing)

- a. **PC22-074-CP Warhorse Storage** - The petitioner is requesting review of a Concept Plan to be known as Warhorse Self Storage. The site in question is located along Perry Worth Road near the future Juniors Way intersection. The site is zoned Mixed Use – Commercial, Office, and Retail (MU-COR) with the I-65 Corridor Overlay. The petitioner is proposing to construct a self-storage structure with on-site outdoor storage and associated parking on approximately 3 acres. The applicant is Eric Kaehr on behalf of Warhorse Venture Partners and owner is Emmis Broadcasting, LP. [Staff Report](#)
- b. **PC22-075-CP All Points Anson Building 11** - The petitioner is requesting review of a Concept Plan to be known as All Points at Anson Building 11. The site in question is located at the southwest corner of CR 450 S and CR 575 E in Whitestown. The site is zoned Anson Planned Unit Development (PUD). The petitioner is proposing to construct an approximate 626,685 square foot structure for industrial use and associated parking on approximately 35.3 acres. The applicant and owner is Browning Investments. [Staff Report](#)
- c. **PC22-076-DP All Points Anson Building 11** - The petitioner is requesting review of a Development Plan to be known as All Points at Anson Building 11. The applicant is also seeking Development Standard Modifications with this request. The site in question is located at the southwest corner of CR 450 S and CR 575 E in Whitestown. The site is zoned Anson Planned Unit Development (PUD). The petitioner is proposing to construct an approximate 626,685 square foot structure for industrial use and associated parking on approximately 35.3 acres. The applicant and owner is Browning Investments. [Staff Report](#)
- d. **PC22-080-TA Chapter 8 UDO Amendments** - Proposed revisions to Chapter 8 Signage regulations in the Whitestown Unified Development Ordinance. Proposed changes include condensing and adding tables, rearranging sections, adding more descriptive information, and housekeeping and clerical modifications. These

changes are intended to enhance clarity of the regulations and improve the end-user's navigation of the Chapter. [Chapter 8 Amendments](#)

e. **WPC Rules and Procedures Amendments - [Amendments](#)**

- 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, January 9, 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.