



WHITESTOWN PLAN COMMISSION
Monday, February 13, 2023
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 February 13, 2023. 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 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
- c. Roll Call

2. APPROVAL OF THE AGENDA

- a. 01/09/2023 [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

- a. **Whitestown Parks Department** – [Parks and Recreation Master Plan Draft 2023-2027](#)

5. UNFINISHED BUSINESS

6. NEW BUSINESS (public hearing)

- a. **PC22-077-CP Gateway Dentist** - The petitioner is requesting review of a Concept Plan to be known as Gateway Dental Office. The site in question is located west of the intersection of Gateway Drive and Central Boulevard. The site is zoned Anson Planned Unit Development (PUD). The petitioner is proposing to build a 9,672-square-foot structure and parking on approximately 1.21 acres. The applicant is Bordenet Civil Engineering, and the owners are Vishal & Priti Mahajan. [Staff Report](#)
- b. **PC22-078-DP Gateway Dentist** - The petitioner is requesting a review of a Development Plan to be known as Gateway Dental Office. The site in question is located west of the intersection of Gateway Drive and Central Boulevard. The site is zoned Anson Planned Unit Development (PUD). The petitioner is proposing to build a 9,672-square-foot Dental approximately 1.21 acres. The applicant is Bordenet Civil Engineering and the owners are Vishal & Priti Mahajan. [Staff Report](#)
- c. **PC23-001-PP Peabody Farms West** – This item will be continued.
- d. **PC23-003-DP Warhorse Storage** - The petitioner is requesting review of a Development 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 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](#)
- e. **PC23-004-CP Pre-Born** - The petitioner is requesting review of a Concept Plan to be known as Pre-Born Office. The site is located on the north side of Perry Worth Road and is zoned Anson Planned Unit Development (PUD) with the I-65 Corridor Overlay. The petitioner is proposing to construct an office with medical use and associated parking on approximately 1.41 acres. The applicant and owner is Dan Steiner on behalf of Pre-Born Inc. [Staff Report](#)
- f. **PC23-005-DP Pre-Born** - The petitioner is requesting review of a Development Plan to be known as Pre-Born Office. The site in question is located on the north side of

Perry Worth Road. The site is zoned Anson Planned Unit Development (PUD) with the I-65 Corridor Overlay. The petitioner is proposing to construct an office with medical use and associated parking on approximately 1.41 acres. The applicant and owner is Dan Steiner on behalf of Pre-Born Inc. [Staff Report](#)

- g. **PC23-006-PP The Maddox** - The petitioner is requesting a review of a Primary Plat known as The Maddox Primary Plat. The site in question is located south of Whitestown Parkway and north of the Golf Club of Indiana. The site is zoned Planned Unit Development Golf Club of Indiana (GCI PUD). The petitioner is proposing to plat 2 tracks and 3 lots on 75.13 acres. The applicant is Nathan Laframboise on the owner's behalf, BHI Retirement Communities Inc. [Staff Report](#)
- h. **PC23-007-CP The Maddox** - The petitioner is requesting a review of a Concept Plan to be known as The Maddox. The site in question is located south of Whitestown Parkway and north of the Golf Club of Indiana. The site is zoned Planned Unit Development Golf Club of Indiana (GCI PUD). The petitioner is proposing to build a 400-unit multi-family apartment community comprising 11 structures, with parking and a clubhouse on approximately 32.82 acres. The applicant is Nathan Laframboise on the owner's behalf, BHI Retirement Communities 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, March 13, 2023** 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.