



WHITESTOWN PLAN COMMISSION
Monday, May 8, 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 May 8, 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. 04/10/2023 [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**
- 5. UNFINISHED BUSINESS**
- 6. NEW BUSINESS** (public hearing)

- a. **PC23-001-PP Peabody Farms West** - This item will be continued.
- b. **PC23-010-ZA 750 South Rezone** – The petitioner is requesting a 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 40.0 acres. The intent of the rezone is to allow a light industrial development. The site in question is located on the southwest corner of County Road 750 South and County Road 450 East in Whitestown. The applicant is Kite Harris Property Group, LLC on behalf of owner Edwina Smith per Mark Smith. [Staff Report](#)
- c. **PC23-012-PP Prairie Chase Section 2 Waiver Request** – [Staff Report](#)
- d. **PC23-0014-CP and PC23-015-DP Blue Beacon Truck Wash** - This item will be continued.
- e. **PC23-016-DP Greenview Apartments Phase 2** - The petitioner is requesting a review of a Development Plan to be known as Greenview Phase 2. The site in question is located east of Juniors Way near the intersection of Juniors Way and Perry Worth Road. The site is zoned Mixed-Use Commercial, Office, Residential (MU-COR). The petitioner is proposing to build a 188-unit multi-family apartment community comprising of three residential structures, with parking and an amenity center on approximately 12.53 acres. The applicant and owner is Whitestown Multifamily II, LLC. [Staff Report](#)
- f. **PC23-017-ZA 3745 S. Main Street** – The petitioner is requesting a review of a Zoning Map Amendment to rezone the described area from the Low-density Single-family and Two-family Residential (R-2) Zone to the Bridle Oaks Planned Unit Development (PUD) Zone. The site in question is approximately 0.67 acres. The intent of the rezone is to bring in a remnant parcel to the surrounding PUD. The site in question is located at 3745 South Main Street in Whitestown. The applicant is Kite Harris Property Group, LLC. on behalf of the owners Benjamin and Jennifer Esterline. [Staff Report](#)

7. OTHER BUSINESS

8. ANNOUNCEMENTS

9. ADJOURNMENT

**** Click on the blue links to view the document associated with the agenda item**

The meeting will be live streamed on YouTube and available for viewing during the meeting and after at

<https://youtube.com/live/vID7J9PqaNE>

The next regular meeting is scheduled for **Monday, June 12, 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.