



WHITESTOWN PLAN COMMISSION
Monday, June 12, 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 June 12, 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. 05/08/2023 [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** – The petitioner is requesting a review of a Primary Plat known as the Peabody Farms West Primary Plat. The site in question is located on the west side of CR 575 E in Whitestown. The site is zoned Peabody Planned Unit Development (PUD). The petitioner is proposing to subdivide the property into 312 detached single-family parcels, and an internal street network on approximately 137.57 acres. The applicant is Platinum properties Management Company on behalf of owner Farm Field Holdings, LLC. [Staff Report](#)

- b. **PC23-014-CP and PC23-015-DP Blue Beacon Truck Wash** - This item will be continued.

- c. **PC23-021-PP Park 130 Trailer Parking** – The petitioner is requesting a review of a Primary Plat known as Park 130 Trailer Parking. The site in question is located on Commerce Drive in Whitestown. The applicant is proposing to subdivide a lot located on CR 475 E and combine it with an existing lot in the Park 130 plat. The site is zoned Light Industry (I-1). The applicant is The Peterson Company and owners are Zeller-401 LRH Restructured TIC LLC, Zeller 401 Lord TIC LLC, Lord Realty Holdings LLC, AJN LLC, and BMWBS LLC. [Staff Report](#)

- d. **PC23-023-ZA Wallys** – The petitioner is requesting a review of a Zoning Map Amendment to rezone the described area from the General Agriculture (AG) Zone to the Accommodation Business (AB) and Mixed-Use Commercial, Office, and Residential (MU-COR) Zones. The site in question is approximately 32.64 acres. The intent of the rezone is to develop a Wally’s convenience gas station and additional outlots for future developments. The site in question is located on the south side of Albert S White Drive in Whitestown. The applicant is Wally’s Operating, LLC. on behalf of the owners Cumberland-Whitestown, LLC and John E. Repenning. [Staff Report](#)

7. OTHER BUSINESS

- a. [WPC Amendments to the rules and procedures](#)

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/uvhi7jJnLjE>

The next regular meeting is scheduled for **Monday, July 10, 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.