



WHITESTOWN PLAN COMMISSION

Monday, July 10, 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 lmckeeper@whitestown.in.gov to register for the meeting no later than 4:00 p.m. on July 10, 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. 06/12/2023 [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. **PC23-014-CP Blue Beacon Truck Wash** - The petitioner is requesting review of a Concept Plan to be known as Blue Beacon Truck Wash. The site is located on the northeast side of Indianapolis Road and is zoned General Business (GB) with the I-65 Corridor Overlay. The petitioner is proposing to construct a truck wash use and associated parking on approximately 3.78 acres. The applicant is Blue Beacon International, Inc. and owner is Whitestown Crossing, LLC. [Staff Report](#)
- b. **PC23-015-DP Blue Beacon Truck Wash** - The petitioner is requesting review of a Development Plan to be known as Blue Beacon Truck Wash. The site is located on the northeast side of Indianapolis Road and is zoned General Business (GB) with the I-65 Corridor Overlay. The petitioner is proposing to construct a truck wash use and associated parking on approximately 3.78 acres. The Waiver request is to permit oversized service doors facing Interstate-65 and Indianapolis Road. The applicant is Blue Beacon International, Inc. and owner is Whitestown Crossing, LLC. [Staff Report](#)
- c. **PC23-025 – DP Schumacher Homes** – This item will be continued.
- d. **PC23-026-DP – Whitelick Creek Commerce Park West Building 2** - The petitioner is requesting a review of a Development Plan to be known as White Lick Commerce Park West Building 2. The site in question is located on the East side of County Road 475 E. The site is zoned Light Industry (I-1). The petitioner is proposing to construct a 182,564-square-foot industrial use and associated parking on approximately 10.15 acres. The applicant and owner is 65 Commerce West Industrial Holdings, LLC. [Staff Report](#)
- e. **PC23-027-PP Ellis Acres** - The petitioner is requesting a review of a Primary Plat known as the Ellis Acres. The applicant is proposing to construct 65 townhomes. The site in question is approximately 9.97 acres, composed of two parcels, and zoned with the I-65 Overlay Zoning district. The site in question is located on the southwest corner of the intersection of Indianapolis Road and CR 750 S in Whitestown. The applicant is Lennar Homes of Indiana, and the owner is Ellis Acres, LLC. [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/IYkam5Tf8HA>

The next regular meeting is scheduled for **Monday, August 14, 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.