



WHITESTOWN PLAN COMMISSION
Monday, August 14, 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 August 14, 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. 07/10/2023 [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. **PC23-025-DP Schumacher Homes** - The petitioner is requesting review of a Development Plan to be known as Schumacher Homes. 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 an office design showroom and two model homes on approximately 2.5 acres. The applicant and owner is Schumacher Homes of Indianapolis, Inc. [Staff Report](#)
- b. **PC23-029-ZA Windswept Farms** - The petitioner is requesting a review of a Zoning Map Amendment to rezone the described area from the Low-Density Single-Family Residential (R1) Zone and Low-Density Single-Family and Two-Family Residential (R2) to the Medium Density Single-Family and Two-Family Residential (R3) Zone. The site in question is approximately 160.0 acres. The intent of the rezone is to allow the development of 294 residential dwellings. The site in question is located on either side of County Road 700 East and the south side of County Road 425 South in Whitestown. The applicant is Gradison Land Development, Inc. on behalf of owners Candace McCormick & Mary Nell Weaver, Bryce & Patricia Pennington Trust. [Staff Report](#)
- c. **PC23-031-DP The Maddox** - The petitioner is requesting a review of a Development 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 Gulf Club of Indiana (GCI PUD). The petitioner is proposing to construct a 400-unit multi-family apartment community comprising of 11 Structures, with parking and amenities on approximately 32.82 acres. The applicant is Jeremy Keiser, and the owner is BHI Retirement Communities Inc. [Staff Report](#)
- d. **PC23-033-PP Speedwagon Truck Parking** - The petitioner is requesting a review of a Primary Plat known as 7001 South Indianapolis Road Subdivision. The site in question is located between Indianapolis Road and Interstate-65 in Whitestown. The applicant is proposing to combine two existing parcels into one. The site is zoned Light Industry (I-1) and I-65 Overlay. The applicant is Speedwagon Capital Partners and owner is 7001 SI, LLC. [Staff Report](#)
- e. **PC23-034-CP Speedwagon Truck Parking** – This item will be continued.
- f. **PC23-035-PP Mann Brothers Friendly Market** - The petitioner is requesting a review of a Primary Plat known as Friendly Market Subdivision. The site in question is located at the northeast corner of Albert S White Drive and CR S 450 E in Whitestown. The applicant is proposing to combine two existing parcels into one lot. The site is zoned Light Industry (I-1) and I-65 Overlay. The applicant is Starr Associates, LLC. and the owner is Mann Brothers Holdings, LLC. [Staff Report](#)

- g. PC23-036-CP Mann Brothers Friendly Market** - The petitioner is requesting a review of a Concept Plan known as Friendly Market. The site in question is located at the northeast corner of Albert S White Drive and CR S 450 E in Whitestown. The applicant is proposing to construct a convenience store gas station with associated fuel stations and parking. The site is zoned Light Industry (I-1) and I-65 Overlay. The applicant is Starr Associates, LLC. and the owner is Mann Brothers Holdings, LLC. [Staff Report](#)
- h. PC23-045-TA UDO Text Amendments** – Proposed revisions to Chapters 2 and 12 in the Whitestown Unified Development Ordinance. [Exhibit A](#)

- 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://us02web.zoom.us/meeting/register/tZlPd-ippjliH9LqBz4evhqFHU-nFBABtRU0>

The next regular meeting is scheduled for **Monday, September 11, 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.