

WHITESTOWN PLAN COMMISSION

MEETING AGENDA



(317) 769-6557 
6210 Veterans Drive 
Whitestown, IN 46075 

Monday, May 13, 2024 AT 6:30 PM

In Person and Zoom Meeting (see participation information below)

The meeting will be held in person and via videoconference. If you would like to participate or observe the meeting live on Zoom, please send an email to info@whitestown.in.gov to register for the meeting no later than 4 p.m. on May 13, 2024. Your email should include your name and address, and the subject line should state "Whitestown Plan Commission Meeting." Valid registrants will then be sent information via email on how to access the video conference.

For questions on 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. April 9, 2024 [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. **PC24-009-TA (1) Zone Improvement Plan**

A recommendation to approve the amended Zone Improvement Plan as an addition to the comprehensive plan for the Town of Whitestown.

[Link to Memo](#)

[Link to Zone Improvement Plan](#)

- b. **PC24-009-TA (2) Park & Rec Impact Fee Ordinance**

A recommendation to update the amended Park Impact Fee Ordinance (Ordinance #2019-02A).

[Link to Memo](#)

[Link to Ordinance](#)

c. PC24-008-PP Peabody Farms East

The applicant is requesting **primary plat approval** of the Peabody East Housing Development. The project is located in the northeast corner of the intersection of Albert S White Drive and County Road 575 East. The site is 149 acres, and the developer is proposing 433 single family residential lots. The site is zoned PUD. The applicant is Pulte Homes of Indiana, LLC. [\[LINK\]](#)

d. PC24-010-ZA New Hope Christian Church

The applicant is requesting a **zone map change** from R1 – Low-density Single-family Residential to MUCOR – Mixed Use: Commercial, Office, Residential. The site is approximately 29.2 acres located at 5780 South Main Street. The applicant would like to be able to build a mix of uses including Multi-Use Church, Civic Center, Residential and Commercial.

[\[LINK\]](#)

e. PC24-012-CP WALLY'S

The applicant is requesting concept plan approval for the development of a gas station and convenience store. The site is approximately 19.08 acres located at 4209 Perry Worth Road. The applicant is Wally's Operating LLC.

[\[LINK\]](#)

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://www.youtube.com/watch?v=khmmboJB6us>

To view additional documents or view other cases please visit the link below.

Whitestown.in.gov/planning-case

The next regular meeting is scheduled for **Monday, June 10, 2024** 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 Sri Venugopalan, ADA Compliance Officer, at (317) 769-6948 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.