

WHITESTOWN PLAN COMMISSION

Certification Memo



(317) 769-6557 

6210 Veterans Drive 

Whitestown, IN 46075 

December 10, 2024

RE: Amendment to Zoning Map of the Town of Whitestown Unified Development Ordinance - PC24-044-TA Beckman Park Planned Unit Development

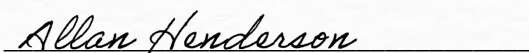
In accordance with IC 36-7-4-605, the Whitestown Plan Commission hereby certifies their recommendation to the Whitestown Town Council as described below.

At their public hearing on December 9, 2024, the Whitestown Plan Commission gave a favorable recommendation under section IC 36-7-4-608 with a 6-0-0 vote to approve a zoning map amendment to the Town of Whitestown Unified Development Ordinance subject to certain commitments to which the Petitioner agreed. The zoning map amendment includes Petitioner Braun Property Development, LLC. by Brian Touhy on behalf of Mico Farms LLC, BFI Mico Farms LLC, BPD LCB Holdings LLC, BPD Mico Farms LLC, Owners, seeking to rezone approximately 262 acres, more or less, in the Town of Whitestown, Indiana, from the AG (General Agriculture) Zone to the PUD (Planned Unit Development- Beckman Park) Zoning Classification.

The property described in the legal descriptions are contained in the attached Exhibit A and shown in Exhibit B.

If you have any questions, please contact me at your earliest convenience.

Respectfully,



Allan Henderson, AICP
Planning Administrator

Exhibit A: Legal Description

TRACT A:

The Northwest Quarter of the Southwest Quarter of Section 7, Township 18 North, Range 2 East of the Second Principal Meridian, EXCEPT Ten (10) acres off the East side thereof, leaving Thirty-Six (36) acres, more or less.

ALSO, Seven and One-Half (7 1/2) acres off the South side of the Southwest Quarter of the Northwest Quarter of Section 7, Township 18 North, Range 2 East of the Second Principal meridian.

TRACT B:

The Southeast Quarter of the Southwest Quarter of Section 7, Township 18 North, Range 2 East of the Second Principal Meridian, Worth Township, Boone County, Indiana, containing 40.00 acres, more or less.

ALSO:

13.00 acres of even width off the South side of the Northeast Quarter of the Southwest Quarter of Section 7, Township 18 North, Range 2 East of the Second Principal Meridian, Worth Township, Boone County, Indiana.

EXCEPT THEREFROM the following described real estate:

A part of the Southwest Quarter of Section 7, Township 18 North, Range 2 East in Boone County, Indiana, more particularly described as follows:

Beginning at a point on the East line of the aforesaid Quarter Section, said point being on an assumed bearing of North, 1061.98 feet North of the Southeast corner of the aforesaid Southwest Quarter Section; continue thence North on the aforesaid East line 272.82 feet; thence South 88 degrees 36 minutes 00 seconds West 389.45 feet to an iron pipe; thence South 00 degrees 13 minutes 30 seconds East along an existing fence 256.17 feet to an iron pipe; thence South 88 degrees 56 minutes 53 seconds East 388.39 feet to the place of beginning, containing 2.3609 acres, more or less. Containing less said exception approximately 50.6391 acres, more or less.

TRACT C:

The Southwest Quarter of the Southwest Quarter of Section 7, Township 18 North, Range 2 East of the Second Principal Meridian, Worth Township,

Boone County, Indiana, containing 46.10 acres more or less.

TRACT E:

A part of the Southeast Quarter of Section 12, Township 18 North, Range 1 East, Worth Township, Boone County, Indiana, being more particularly described as follows:

Beginning at a Harrison Monument found marking the Southeast corner of the Southeast Quarter of said Section 12; thence North 89 degrees 53 minutes 25 seconds West 2671.59 feet along the South line of the Southeast Quarter of said Section 12 to a Harrison Monument marking the Southwest corner thereof; thence North 00 degrees 58 minutes 55 seconds West 1329.90 feet along the West line of the Southeast Quarter to the Northwest corner of the Southwest Quarter of the Southeast Quarter of said Section 12 and a 5/8 inch diameter rebar with blue plastic cap stamped "HAUSEPLS20600040" (hereinafter called capped rebar); thence South 89 degrees 42 minutes 00 seconds East 1329.57 feet along the North line of the Southwest Quarter of the Southeast Quarter of said Section 12 to the Northeast corner thereof and a capped rebar; thence North 01 degree 15 minutes 18 seconds West 1325.62 feet along the West line of the Northeast Quarter of the Southeast Quarter of said Section 12 to the Northwest corner thereof and a capped rebar; thence South 89 degrees 30 minutes 29 seconds East 1323.36 feet along the North line of the Southeast Quarter of said Section 12 to a Harrison Monument marking the Northeast corner thereof: thence South 01 degree 31 minutes 47 seconds East 2642.74 feet along the East line of the Southeast Quarter of said Section 12 to the point of beginning. Containing 121.37 acres, more or less.

Exhibit B: Project Location

