

# BROWNSBURG TOWN COUNCIL MEETING MINUTES

## REGULAR MEETING

Thursday, September 11, 2025, 7:00 p.m.

Brownsburg Town Council Meetings are live-streamed and archived

- 01. CALL TO ORDER BY PRESIDING OFFICER** – Town Council President Travis Tschaenn called the meeting of the Brownsburg Town Council to order at 7:00 p.m. on September 11, 2025 in the Brownsburg Town Hall, 61 N. Green Street.
- 02. INVOCATION/PLEDGE OF ALLEGIANCE** – The Pledge of Allegiance was followed by a moment of silence.
- 03. ROLL CALL** – Members of the Council present were Travis Tschaenn, Matt Simpson, Ben Lacey, Glenn Adams and Cindy Hohman. Also present, were Clerk-Treasurer, Ann Hathaway; Debbie Cook, Town Manager and Town Attorney, Scott Krapf.
- 04. CITIZENS COMMENTS RELATING TO SEPTEMBER 11, 2025 AGENDA** –  
  
David Weyant – 20 Raccoon Court  
Tara Roth – 4241 Varner Road  
Rob Kendall – 624 South Grant Street  
John Rabold – 18 South Tacovi Court
- 05. CONSENT ITEMS**
  - 05.01.** The August 14, 2025 Memorandum of Executive Session was considered. Ben Lacey made a motion to approve the Executive Session Memorandum, as presented. Matt Simpson seconded the motion. Passed 5-0.
  - 05.02.** The August 28, 2025 Regular Meeting minutes were considered. Cindy Hohman made a motion to table the minutes to include commitments made regarding Lincolnwood Park. Matt Simpson seconded the motion. Passed 5-0.
  - 05.03.** The September 4, 2025 Memorandum of Executive Session was considered. Ben Lacey made a motion to approve the Executive Session Memorandum, as presented. Cindy Hohman seconded the motion. Passed 5-0.
  - 05.04.** The Civil Town and Fire Territory Claim Docket for August 29, 2025 through September 11, 2025 and the August Payroll Docket, in the amount of \$3,842,780.85, were considered. Matt Simpson made a motion to approve the docket, as presented. Ben Lacey seconded the motion. Passed 5-0.
- 06. BID OPENING AND/OR AWARD** –
  - 06.01.** Motion to Approve Bid Award for Resurfacing Project – Shawn Pabst, Assistant Town Manager, presented the bid for additional resurfacing, in the amount of \$429,903.17 from

Baumgartner & Company Asphalt Services to resurface sections of Northfield Drive, Cedar Run, South Green Street and County Roads 500 and 550. Matt Simpson made a motion to accept this bid, as presented. Ben Lacey seconded the motion. Passed 5-0.

**07. REPORTS FROM COMMISSIONS AND BOARDS –**

**07.01.** Board of Zoning Appeals Report –

**07.02.** Advisory Plan Commission Report –

Steve Fletcher, Director of Development Services, presented both reports to the Council. There were no questions from the Council.

**08. TOWN ADMINISTRATIVE ITEMS – None**

**09. PARK AUTHORITY ITEMS –**

**09.01.** Park Authority Summary Report – Amber Lane, Directors of Parks and Recreation, presented the Park Authority report to the Council. She highlighted that Greg Dickenson has successfully completed his ISA Tree Risk Assessment Qualification. Also, they are pivoting to begin work on the Park Five Year Master Plan.

**10. PREVIOUSLY CONSIDERED ITEM – None**

**11. NEW FOR CONSIDERATION –**

**11.01. Ordinance #2025-14** - An Ordinance of the Town Council of the Town of Brownsburg, Hendricks County, Indiana Annexation Certain Real Estate into the Town Pursuant to a Petition for Voluntary Annexation (7575 N. County Road 650 E. Annexation) - **Proposed 1<sup>st</sup> Reading, 2<sup>nd</sup> Reading, Advertised Public Hearing** – Steve Fletcher, Director of Development Services, presented this request for a voluntary annexation in conjunction with a utility connection request. Matt Simpson made a motion to approve Ordinance #2025-14 on proposed 1st reading. Ben Lacey seconded the motion. Passed 5-0. Council President, Travis Tschaenn opened the public hearing. There being no comments, the public hearing was closed. Ben Lacey made a motion to approve this ordinance on proposed 2<sup>nd</sup> reading, as presented. Matt Simpson seconded the motion. Passed 5-0.

**11.02. Resolution #2025-17** - A Resolution Adopting a Fiscal Plan for an Ordinance of the Town Council of the Town of Brownsburg, Hendricks County, Indiana Annexing Certain Real Estate into the Town Pursuant to a Petition for Voluntary Annexation (7575 N. County Road 650 E. Annexation) – Steve Fletcher, Director of Development Services, presented this resolution adopting the Fiscal Plan for the utility connection and voluntary annexation at 7575 North County Road 650 East, to the Council. Matt Simpson made a motion to approve Resolution #2025-17. Ben Lacey seconded the motion. Passed 5-0.

**11.03. Ordinance #2025-16** – An Ordinance of the Town Council of the Town of Brownsburg, to Amend the Official Zoning Map of the Town of Brownsburg, Hendricks County Indiana for a Portion of Certain Real Estate Located at 10310 & 10508 E US HWY 136. – **1<sup>st</sup> Reading** – Steve Fletcher, Director of Development Services, presented this rezone request for I1 and C2 Zoning for property West of Cane’s Midwest Sports Complex. Should the council approve, a list of

commitments provided by the applicant has been added in Exhibit C in the Ordinance. The project was forwarded by the Plan Commission with an unfavorable recommendation (4-2). Elizabeth Williams, Planner for the Town, presented the details of this proposal. Glenn Adams asked a question regarding preferred use of this property. Ben Lacey commented about the right fit for this area.

Tim Ochs – Ice Miller, 1 American Square, Indianapolis Suite 2900  
Conrad Jacobs – Affinity Corp., 650 East Carmel Drive, Carmel IN

Ben Lacey made a motion to approve Ordinance #2025-16 on proposed 1<sup>st</sup> reading with the current commitments. Glenn Adams seconded the motion. Passed 5-0.

**11.04. Ordinance #2025-17** – An Ordinance of the Town Council of the Town of Brownsburg, Hendricks County, Indiana to Amend the Official Zoning Map of the Town of Brownsburg, Hendricks County, Indiana for A Portion Certain Real Estate Located at 327 S Jefferson St. – **Proposed 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> Readings and Final Adoption** – Consent to hear this ordinance on 1st, 2nd & 3rd readings and final adoption is requested. All consented. Steve Fletcher, Director of Development Services, presented this request to approve a Zoning Map Amendment for land that is currently zoned as IS to R2 (0.41 acres). The site is located at 327 S Jefferson Street. Steve Kovey, 127 Lincoln Avenue, elaborated on the remodel the plans for this property. It will remain a single family residence. Matt Simpson made a motion to approve Ordinance #2025-17 on 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> readings and final adoption. Glenn Adams seconded the motion. Passed 5-0.

**12. TOWN MANAGER ITEMS – None**

**13. CLERK-TREASURER ITEMS –**

**13.01.** Conflict of Interest- Ann Hathaway, Clerk Treasurer, requested acknowledgement of a submitted conflict of interest. All acknowledged.

**14. CITIZENS COMMENTS –**

Jeff Humphreys – 45 Ridgeway Drive  
David Weyant – 20 Raccoon Court  
Chuck Danbom – 510 South School Street  
Rob Kendall – 624 South Grant Street  
Derek Hufford – 33 West College Avenue

**15. TOWN COUNCIL ITEMS –**

Glenn Adams commented on item 11.03 and the desire to include retail and park amenities.

Ben Lacey requested before and after photos on the College Avenue project and commented on item 11.03.

Matt Simpson commented on the APC meeting and attendance.

Travis Tschaenn discussed the importance of open conversation.

16. **TOWN ATTORNEY ITEMS** – None.

17. **ADJOURNMENT** – Ben Lacey made a motion to adjourn at 8:09 p.m.

These minutes are a summary of actions taken at the Brownsburg Town Council meetings. The full video archive of the meeting is available for viewing <https://brownsburgin.new.swagit.com/videos/355291> for as long as this media is supported.

Brownsburg Town Council

By: \_\_\_\_\_  
Travis Tschaenn, President

ATTEST:

By: \_\_\_\_\_  
Ann Hathaway, Clerk-Treasurer