

# BROWNSBURG TOWN COUNCIL MEETING MINUTES

## REGULAR MEETING

Thursday, January 12, 2023, 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 January 12, 2023 in the Brownsburg Town Hall, 61 N. Green Street.
- 02. INVOCATION/PLEDGE OF ALLEGIANCE** – Brian Jessen gave a prayer and was followed by the Pledge of Allegiance.
- 03. ROLL CALL** – Members of the Council present were Travis Tschaenn, Matt Simpson, Brian Jessen and Chris Worley. Ben Lacey was not present. Also present were Ann Hathaway, Clerk Treasurer; Debbie Cook, Town Manager and Scott Krapf, of Frost Brown Todd, PC.
- 04. CITIZENS COMMENTS RELATING TO JANUARY 12, 2023 AGENDA** –  
  
Rob Kendall – 624 S Grant Street
- 05. CONSENT ITEMS**
  - 05.01.** The December 15, 2022 Regular Meeting minutes were considered. Matt Simpson made a motion to approve this item and Chris Worley seconded the motion. Passed 4-0.
  - 05.02.** The December 19, 2022 and December 20, 2022 Special Meeting minutes for Interviews were considered. Chris Worley made a motion to approve this item, as presented, and Brian Jessen seconded the motion. Passed 4-0.
  - 05.03.** The December 19, 2022 and December 20, 2022 Executive Session Memorandum was considered. Matt Simpson made a motion to approve this item and Chris Worley seconded the motion. Passed 4-0.
  - 05.04.** The January 4, 2023 Special Meeting Minutes were considered. Brian Jessen made a motion to approve and Matt Simpson seconded the motion. Passed 4-0.
  - 05.05.** The Civil Town and Fire Territory Claim Dockets for December 16, 2022 through January 12, 2023 in the amount of \$9,398,374.18 were considered. Matt Simpson made a motion to approve the dockets, as presented. Chris Worley seconded the motion. Passed 4-0.
- 06. BID OPENING AND/OR AWARD** – None.
- 07. REPORTS FROM COMMISSIONS AND BOARDS** –
  - 07.01.** Advisory Plan Commission Report – Jodi Dickey, Director of Development Services
  - 07.02.** Board of Zoning Appeals Report – Jodi Dickey, Director of Development Services

Jodi Dickey, Director of Development Services, presented both reports to the council. There were no questions from the Council.

**07.03.** Park Board Report – Travis Tranbarger, Director of Parks & Recreation, presented his report to the council. Last month the Park Board authorized staff to release a request for proposals for a consultant to help with the 5 year Strategic Park Master Plan. A first draft must be submitted to DNR by November. There were no further questions from the Council.

**08. TOWN ADMINISTRATIVE ITEMS – None.**

**09. PREVIOUSLY CONSIDERED ITEMS –**

**09.01. Ordinance #2022-29 –** An Ordinance to Amend the Official Zoning Map to Rezone Property from AG to M2, to Permit Development of 65 Townhomes on 10 Acres. The Property is Located at the Southeast Corner of the Bicentennial and B&O Trails, just south of CR 300 – **Proposed 2<sup>nd</sup> Reading, Proposed 3<sup>rd</sup> Reading and Final Adoption** – Jodi Dickey, Director of Development Services, presented this ordinance to the Council, reiterating the previous presentation. Matt Simpson made a motion to approve Ordinance #2022-29 on 2<sup>nd</sup> and 3<sup>rd</sup> readings and final adoption. Brian Jessen seconded the motion. Passed 4-0.

**09.02. Resolution #2022-37C –** A Resolution of the Town Council of the Town of Brownsburg, Hendricks County, Indiana Setting Forth Final Action In Determining that the Qualifications for an Economic Revitalization Area have been met and Confirming Declaratory Resolution #2022-33, Corrected to Resolution #2022-37, Granting a Vacant Building Tax Deduction on the Vacant Building located at 843 E. Main Street, Brownsburg Indiana (HMD 843 E. Main Street Property, LLC) – **ADVERTISED PUBLIC HEARING.** The public hearing was opened by Travis Tschaenn. Ethan Pierce, Economic Development Manager, reiterated the details of this project. There being no comments, the public hearing was closed. Brian Jessen stated that HMD Motorsports is in contract with Abel Construction, which recently purchased the company he works for, and recused himself. Matt Simpson made a motion to approve Resolution #2022-37C. Chris Worley seconded the motion. Passed 3-0.

**09.03. Resolution #2022-34C –** A Resolution of the Town Council of the Town of Brownsburg, Hendricks County, Indiana Setting Forth Final Action in Determining that the Qualifications for an Economic Revitalization Area have been met and Confirming Resolution #2022-34 for the Real Property located generally at 1681 E. Northfield Drive, Brownsburg, Indiana (Don Schumacher Motorsports Inc.) – **ADVERTISED PUBLIC HEARING.** The public hearing was opened by Travis Tschaenn. Ethan Pierce, Economic Development Manager, reiterated the details of this project. There being no comments, the public hearing was closed. Chris Worley made a motion to approve Resolution #2022-34C. Brian Jessen seconded the motion. Passed 4-0.

**09.04. Resolution #2022-35C –** A Resolution of the Town Council of the Town of Brownsburg, Hendricks County, Indiana Setting Forth Final Action In Determining that the Qualifications for an Economic Development Revitalization Area have been met and Confirming Resolution #2022-35 for the Personal Property located at 1681 E Northfield Drive, Brownsburg, Indiana (Don Schumacher Motorsports Inc.) – **ADVERTISED PUBLIC HEARING.** The public hearing was opened by Travis Tschaenn. Ethan Pierce, Economic Development Manager, reiterated the details of this

project. There being no comments, the public hearing was closed. Matt Simpson made a motion to approve Resolution #2022-35C. Brian Jessen seconded the motion. Passed 4-0.

**10. NEW FOR CONSIDERATION –**

**10.01 Ordinance #2023-01** – An Ordinance to Amend the Official Zoning Map to Rezone Property from AG to MS, to Permit Development of Motorsports Business Uses on Approximately 46 Acres. The Property is Located at the Northeast Corner of Ronald Reagan Parkway and Raceway Boulevard – **Proposed 1<sup>st</sup> Reading.** Jodi Dickey, Director of Development Services, presented this ordinance to the Council. The applicant is requesting a rezone to construct a business park. This comes with a unanimous favorable recommendation from the APC with the following suggested conditions:

- Approval of the Findings of Fact

Staff recommends approval on first reading. Matt Simpson made a motion to approve Ordinance #2023-01 on 1<sup>st</sup> reading. Chris Worley seconded the motion. Passed 4-0.

**10.02. Ordinance #2023-02** – An Ordinance Annexing Real Estate into the Town of Brownsburg, Hendricks County, Indiana Pursuant to a Petition for Voluntary Annexation for Property located at 7210 N. County Road 800 E., Brownsburg, Indiana (Garner Phase II) – **Proposed 1<sup>st</sup> Reading.** Jodi Dickey, Director of Development Services, presented this ordinance to the Council. This is the second phase of the Garner Property PD. Staff recommends approval on 1<sup>st</sup> reading. Brian Jessen made a motion to approve Ordinance #2023-02 on 1<sup>st</sup> reading. Matt Simpson seconded the motion. Passed 4-0.

**10.03. Ordinance #2023-03** – An Ordinance Annexing Real Estate into the Town of Brownsburg, Hendricks County, Indiana Pursuant to a Petition for Voluntary Annexation for Property located at 3885 N. State Road 267, Brownsburg, Indiana – **Proposed 1<sup>st</sup> Reading.** Jodi Dickey, Director of Development Services, presented this ordinance to the Council. This is request for voluntary annexation by Prestige Citywide/Indy Decorative Concrete. This is phase 1 of this project. Matt Simpson made a motion to approve Ordinance #2023-03 on 1<sup>st</sup> reading. Brian Jessen seconded the motion. Staff recommends approval on 1<sup>st</sup> reading. Passed 4-0.

**10.04 Resolution #2023-01** – A Resolution for Year-End Transfer of Appropriations within the 2022 Budget. Ann Hathaway, Clerk Treasurer, presented this resolution to the Council. Chris Worley made a motion to approve Resolution #2023-01. Matt Simpson seconded the motion. Passed 4-0.

**10.05. Resolution #2023-02** – A Resolution Authorizing 2022 Encumbered Appropriations to be carried into Budget Year 2023. Ann Hathaway, Clerk Treasurer, presented this resolution to the Council. Matt Simpson made a motion to approve Resolution #2023-02. Chris Worley seconded the motion. Passed 4-0.

**11. TOWN MANAGER ITEMS** – Debbie Cook, Town Manager, thanked the Council for supporting the motorsports industry in Brownsburg.

**12. CLERK-TREASURER ITEMS** – None.

13. **TOWN COUNCIL ITEMS** – None.

14. **TOWN ATTORNEY ITEMS** – None.

15. **CITIZENS COMMENTS**

Rob Kendall – 624 South Grant Street

Cindy Hohman – 15 Tyler Court

16. **ADJOURNMENT** – Brian Jessen made a motion to adjourn at 7:28 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/196704> for as long as this media is supported.

Brownsburg Town Council

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

ATTEST:

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