



ADVISORY PLAN COMMISSION
Minutes

**Brownsburg Town Hall
61 North Green Street
Brownsburg, Indiana 46112**

Monday, January 23, 2023

The Brownsburg Advisory Plan Commission was convened at 6:00 PM with a moment of silence and the Pledge of Allegiance. A determination of quorum was found.

Members Present: Shawn Pabst, Brett Scowden, Troy Austin, Jeff Humphreys, Richard Miller and Scott Doerhman

Members Absent: Steve Fletcher

Also Present: Jodi Dickey, AICP- Director, Jenna Wertman, AICP- Senior Planner, Adeleke-Taiwo Mustapha, Associate Planner, Scott Krapf - Legal

C. ELECTION OF OFFICERS

1. 2023 President – Brett Scowden
 - Troy Austin nominated Brett Scowden, Second by Shawn Pabst
 - There were no other nominations
2. 2023 Vice-President – Richard Miller
 - Brett Scowden nominated Richard Miller, Second by Jeff Humphreys
 - There were no other nominations.
3. 2023 Recording Secretary – Paola Ranney
 - Brett Scowden nominated Paola Ranney, Second by Richard Miller
 - There were no other nominations.

D. APPROVAL OF PREVIOUS MEETING MINUTES

1. December 28, 2022- Regular Meeting

Motion: Shawn Pabst made a motion to **APPROVE** the December 28, 2022 regular meeting minutes, seconded by Jeff Humphreys, motion carried 6 In Favor/0 Opposed/0 Abstained.

E. APPROVAL OF FINDINGS OF FACT AND REPORTS OF DETERMINATION

1. PSDP-22-28 SHELBY GRAVEL EXPANSION DEVELOPMENT PLAN
2. PCMA-22-86 THE COMMERCE PARK AT BROWNSBURG RACEWAY REZONE TO MS ZONE MAP AMENDMENT

Motion: Troy Austin made a motion to **APPROVE** the Findings of Fact and Reports of Determination for the above cases, seconded by Jeff Humphreys, motion carried 6 In Favor/0 Opposed/0 Abstained.

F. HEARING OF REQUESTS FOR CONTINUANCES

1. None

G. DEVELOPMENT PLAN APPROVAL REQUESTS

1. PSDP-22-27 BROWNSBURG STATION LOT 8 DEVELOPMENT PLAN

Jenna Wertman presented. She explained all the reviews made and observations. She suggested that if this were to be approved that it would be with conditions and stated that staff is recommending approval of this development plan. This is a 5,683 Square Foot commercial addition in a shopping center. Jenna stated the architecture is compliant with the development ordinance. Jenna is recommending approval for this plan with standard conditions. She opened the floor for any questions from the applicant and the board. The board did not have questions. The applicant stepped up to the stand. She identified herself as Gina B and opened the floor for any questions. The board did not have questions.

Motion: Richard Miller made a motion to **APPROVE** PSDP-22-27, seconded by Shawn Pabst, motion carried 6 In Favor/0 Opposed/0 Abstained.

2. PSDP-22-29 WESTWIND CONSTRUCTION - APARTMENTS DEVELOPMENT PLAN

Jenna Wertman presented. She explained all the reviews made and observations. She suggested that if this were to be approved that it would be with conditions and stated that staff is recommending approval of this development plan. This is a 10 acre, 3 multiple family apartment buildings with parking lot. Jenna stated all requests from applicant and her findings and reviews made for these requests. Staff is recommending approval for this plan with conditions. She opened the floor for any questions from the applicant and the board. The board did not have questions and the applicant stepped up to the stand. He identified himself as Jerry Kittle and went over his plan and requests. Mr. Kittle invited Mr. Peter Oleszczuk to the stand. Mr. Oleszczuk stated more of the plans and requests for this development plan. Mr. Oleszczuk opened the floor for questions. He and Mr. Kittle answered some questions from the board including ones related to surface parking versus garage parking. The Board asked questions regarding utility and stormwater approval, which the Westwind Construction team noted those were in progress but not completed.

Motion: Richard Miller made a motion to **APPROVE** PSDP-22-29 with staff recommendations and the added condition that utility and stormwater approvals be met, seconded by Shawn Pabst, motion carried 6 In Favor/0 Opposed/0 Abstained.

H. OLD BUSINESS

1. None

I. CONTINUED PUBLIC HEARINGS

- 1. None

J. NEW PUBLIC HEARINGS

- 1. PCPP-22-12 7 BREW PRIMARY PLAT

Represented By: Karen Sutton, Weihe Engineers

ADVERTISED PUBLIC HEARING OPENED AT 6:26 PM

Adeleke-Taiwo Mustapha Presented. He explained the plans and requests from the applicant.

Ms. Karen Sutton approached the stand. She stated the bond had been provided to INDOT and it would be the last step before the permit is issued. She also opened the floor to answer any possible questions from the board. The board did not have any questions. No one signed in to speak.

ADVERTISED PUBLIC HEARING CLOSED AT 6:34 PM

Motion: Brett Scowden made a motion to **APPROVE** PCPP-22-12 7 BREW PRIMARY PLAT, with staff recommendations, seconded by Shawn Pabst, motion carried 6 In Favor/0 Opposed /0 Abstained.

- 2. PSDP-22-30 7 BREW DEVELOPMENT PLAN

Amendment to the agenda for PSDP-22-30 7 Brew DPR, this case was heard concurrently with the plat.

Adeleke-Taiwo Mustapha presented. He explained the plans and requests from the applicant. He talked about the annexation and explained how the applicant is planning for the parking to work, to create an easy flow of traffic for the Drive-thru. Adeleke explained how the architecture of the building and parking lot is in compliance with the UDO and the landscape is in compliance with the district approval. Staff is recommending approval for this plan. The board did not have questions for staff.

Mike Goins stepped up to the stand and opened the floor for any questions the board may have. The board some questions regarding the functioning of the dual Drive-thru. There was concern about the entrances and landscaping blocking visibility in order to enter/exit the property safely. The board reviewed the slides and questioned Adeleke about the landscape and visibility triangle. The board had more questions and Mike invited Kathy Blankman to the stand to help relieve some concerns about the double lane drive-thru. Ms. Blankman noted that in other developments they typically use cones as needed to block off entrances and that would be one method they could use to demarcate the lane when in use and block off the entrance on 700. The board had concerns about site maneuverability and how customers would know the entrance was blocked off when the second lane was in use. Plan Commission members discussed previous projects that submitted Operations Manuals to explain how they would manage traffic at their peak times.

Motion: Brett Scowden made a motion for **CONTINUANCE** PSDP-22-30 7 BREW DPR to the February 23rd meeting, noting that the APC would like to see the vision clearance triangles confirmed and an operations solution to prevent backups into the right-of-way, seconded by Jeff Humphreys, motion carried 6 In Favor/0 Opposed /0 Abstained.

K. COMMUNICATIONS AND COMMITTEE REPORTS

1. Report from Director of Development Services – Mrs. Dickey noted that they UDO update is running forward. Meeting is scheduled for February 8th with the working group. Joint plan commission meeting is being planned for end of February or beginning of March.

L. MISCELLANEOUS BUSINESS

1. None

M. ADMINISTRATIVE FILINGS

1. PSDP-22-31 BCSC P.E. Building Minor DPR Amendment
2. PSDP-23-2 BCSC Bus Lot at West Middle School Minor DPR Amendment
3. CPSP-23-1 Auburn Ridge Section 1 Final Plat

N. CASES FILED FOR FUTURE MEETINGS

1. PSDP-23-1 McDonalds at Ronald Reagan Logistics Park DPR
2. PCMA-23-1 State Bank on 56th Street Rezone to C2
3. PCPP-23-1 Badger Campus Primary Plat
4. PCVA-22-1 Plat Vacation of Pace Motorsports Lot 8 and Badger Park Lot 1
5. PCCZ-23-1 Carr Property Group Conditional Rezone

O. ADJOURNMENT

Motion: Troy Austin made a motion to **ADJOURN**, 7:12 p.m.

Brett Scowden, President

ATTEST: _____

Jodi Dickey, AICP, Administrator