



ADVISORY PLAN COMMISSION
Minutes

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

Monday, February 27, 2023

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

Members Present: Shawn Pabst, Brett Scowden, Troy Austin, Richard Miller, Steve Fletcher and Scott Doehrman

Members Absent: Jeff Humphreys

Also Present: Jodi Dickey, AICP- Director, Jenna Wertman, AICP- Senior Planner, Adeleke-Taiwo Mustapha, Associate Planner and Paola Ranney, Administrative Assistant.

A. APPROVAL OF PREVIOUS MEETING MINUTES

1. January 23, 2023- Regular Meeting

Motion: Troy Austin made a motion to **APPROVE** the January 23, 2023 regular meeting minutes, seconded by Shawn Pabst, motion carried 6 In Favor/0 Opposed/0 Abstained.

B. APPROVAL OF FINDINGS OF FACT AND REPORTS OF DETERMINATION

1. PSDP-22-27 BROWNSBURG STATION LOT 8 DEVELOPMENT PLAN
2. PSDP-22-29 WESTWIND CONTRUCTION APARTMENTS DEVELOPMENT PLAN
3. PCPP-22-12 7BREW PRIMARY PLAT

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

C. HEARING OF REQUESTS FOR CONTINUANCES

1. PCCZ-23-1 CARR PROPERTY MULTI-FAMILY DEVELOPMENT CONDITIONAL REZONE

Motion: Richard Miller made a motion to **APPROVE** the Hearing of Requests for Continuances for March 27, 2023, seconded by Shawn Pabst, motion carried 6 In Favor/0 Opposed/0 Abstained.

D. DEVELOPMENT PLAN APPROVAL REQUESTS

1. PSDP-22-30 7BREW DEVELOPMENT PLAN

Adeleke-Taiwo Mustapha presented. He explained all the reviews made and observations. He 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. Adeleke- Taiwo Mustapha is recommending approval for this plan with standard conditions. He opened the floor for any questions from the applicant and the board. The board did not have questions. The applicant Mike Goins stepped up to the stand. He had nothing to add and opened the floor for any questions. The board did not have questions.

Motion: Shawn Pabst made a motion to **APPROVE** PSDP-22-30, seconded by Richard Miller, motion carried 6 In Favor/0 Opposed/0 Abstained.

2. PSDP-23-1 MCDONALDS AT RONALD REAGAN LOGISTICS PARK 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. She is recommending approval for this plan. This is a 4,597 sq foot commercial building with private drives, parking lot and its zoned commercial. Jenna stated all requests from applicant and her findings and reviews made for these requests. Jenna is again, recommending approval for this plan with conditions of any remaining tech comments are completed and the completion of storm water approvals and utility are in review and permitting and the finding of facts reports of termination. She opened the floor for any questions from the applicant and the board. Brett Scowden had a question regarding the signage of the facility. Jenna answered and satisfied the question. The applicant stepped up to the stand. He identified himself as Dan Olson. He stated he had nothing more to add. opened the floor for questions. The board had no questions.

Motion: Troy Austin made a motion to **APPROVE** PSDP-23-1, seconded by Steve Fletcher, motion carried 6 In Favor/0 Opposed/0 Abstained.

E. OLD BUSINESS

1. None

F. CONTINUED PUBLIC HEARINGS

1. None

G. NEW PUBLIC HEARINGS

- 1. PCPP-23-1 BADGER CAMPUS PRIMARY PLAT
PCVA-22-1 BADGER PARK LOT 1 AND PACE MOTORSPORTS LOT 8 PLAT VACATION
Represented By: Adeleke-Taiwo Mustapha

ADVERTISED PUBLIC HEARING OPENED AT 6:21 PM

Adeleke-Taiwo Mustapha Presented. He explained the plans and requests from the applicant. He recommends approval both of the plans. This is a 17 acre 3 lot subdivision. He opened the floor for any questions from the board. The board had no questions.

Mr. Andrew Baxter stepped up to the stand. He had nothing to add and he opened the floor to answer any possible questions from the board. Brett Scowden had a question regarding the zoning of this plan. Mr. Mustapha and Mrs. Dickey answered and satisfied the question. No one signed in to speak and there were no written comments.

ADVERTISED PUBLIC HEARING CLOSED AT 6:22 PM

Motion: Richard Miller made a motion to **APPROVE** PCVA-22-1 BADGER PARK LOT 1 AND PACE MOTOTRSPORTS LOT 8 PLAT VACATION, with staff recommendations, seconded by Shawn Pabst, motion carried 6 In Favor/0 Opposed /0 Abstained.

Motion: Richard Miller made a motion to **APPROVE** PCPP-23-1 BADGER CAMPUS, PRIMARY PLAT, with staff recommendations, seconded by Troy Austin, motion carried 6 In Favor/0 Opposed /0 Abstained

- 2. PCMA-23-1 STATE BANK 56TH ST REZONE ZONE MAP AMENDMENT

ADVERTISED PUBLIC HEARING OPENED AT 6:24 PM

Jodi Dickey Presented. She explained the plans and requests from the applicant. The applicant is requesting to rezone from Neighborhood Commercial to C2 High Intensity General Commercial to allow the bank to expand. Mrs. Dickey explained the findings and plans to this request. She opened the floor for questions from the board. The board did not have questions. Applicant Diane Stennett stepped up to the stand. She had nothing to add but was willing to answer questions. Mr. Scowden had a question regarding recent plans. Mrs. Stennett answered and satisfied question.

ADVERTISED PUBLIC HEARING CLOSED AT 6:27 PM

Motion: Richard Miller made a motion for **APPROVAL** PCMA-23-1 STATE BANK 56TH ST REZONE, with staff recommendations, seconded by Steve Fletcher, motion carried 6 In Favor/0 Opposed /0 Abstained.

- 3. RESOLUTION 2023-01APC RECREATIONAL PARK IMPACT FEE AND ZONE IMPROVEMENT PLAN UPDATE

ADVERTISED PUBLIC HEARING OPENED AT 6:28 PM

At the start of the hearing Jodi Dickey stated this is a resolution regarding the update for the park plan and recommendation on the fee impact increase, to the town council. Charles Lehman, ASLA, FRSA stepped up to the stand. He took the time to go through the process of the Impact Fee and

the plan proposal. The board had a few questions and Mr. Lehman was able to answer and satisfy clarity to the concerns. No residents signed up to speak.

ADVERTISED PUBLIC HEARING CLOSED AT 6:46 PM

Motion: Brett Scowden made a motion for **APPROVAL** RESOLUTION 2023-01APC, with staff recommendations, seconded by Shawn Pabst, motion carried 6 In Favor/0 Opposed /0 Abstained

H. COMMUNICATIONS AND COMMITTEE REPORTS

Report from Director of Development Services – Mrs. Dickey noted that town council adopted the annexation for the Garner property. That project will be coming forward back to the council for plan approval. Also, she brought to the boards attention the packets with some information regarding time line and some information from the committee meeting we had from the UDO working group. Troy Austin had questions for Jodi D. No one else from the board had questions.

I. MISCELLANEOUS BUSINESS

1. None

J. ADMINISTRATIVE FILINGS


1. CPSP-23-2 Shelby Gravel Secondary Plat

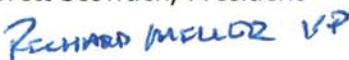
K. CASES FILED FOR FUTURE MEETINGS

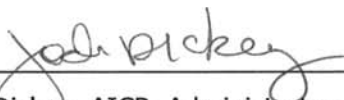
1. PSDP-23-3 Chipotle Development Plan Review
2. PCRP-23-1 Brownsburg Square 2020 Replat
3. PCPP-23-2 Oakdale Primary Plat (Garner PD)
4. PCMA-23-2 Trinity Presbyterian Building Rezone to UC

L. ADJOURNMENT

Motion: Shawn Pabst made a motion to **ADJOURN**, 6:52p.m.



Brett Scowden, President

Richard Mellor VP

ATTEST: 

Jodi Dickey, AICP, Administrator