

TOWN OF Brownsburg

ADVISORY PLAN COMMISSION Minutes

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

Monday, March 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: Troy Austin, Scott Doehrman, Jeff Humphreys, Richard Miller, Shawn Pabst.

Members Absent: Steve Fletcher and Brett Scowden

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

A. APPROVAL OF PREVIOUS MEETING MINUTES

1. February 27, 2023- Regular Meeting

Motion: Jeff Humphreys made a motion to **APPROVE** the February 27, 2023 regular meeting minutes, seconded by Troy Austin, motion carried 5 In Favor/0 Opposed/0 Abstained.

B. APPROVAL OF FINDINGS OF FACT AND REPORTS OF DETERMINATION

1. PSDP-22-30 7 BREW DEVELOPMENT PLAN
2. PSDP-23-1 MCDONALDS AT RONALD REAGAN LOGISTICS PARK DEVELOPMENT PLAN
3. PCPP-23-1 BADGER CAMPUS PRIMARY PLAT
4. PCVA-22-1 BADGER PARK LOT 1 AND PACE MOTORSPORTS LOT 8 PLAT VACATION
5. PCMA-23-1 STATE BANK 56TH STREET REZONE ZONE MAP AMENDMENT
6. RESOLUTION 2023-01APC RECREATIONAL PARK IMPACT FEE AND ZONE IMPROVEMENT PLAN UPDATE

Motion: Troy Austin made a motion to **APPROVE** the Findings of Fact and Reports of Determination the above cases, seconded by Jeff Humphreys, motion carried 5 In Favor/0 Opposed/0 Abstained.

C. HEARING OF REQUESTS FOR CONTINUANCES

None

D. DEVELOPMENT PLAN APPROVAL REQUESTS

1. PSDP-23-3 CHIPOTLE AT BROWNSBURG SQUARE DEVELOPMENT PLAN REVIEW

A request for Development Plan Approval for a 2,420 square foot +/- restaurant with pick-up window and associated site features. Zoned C2 High Intensity General Commercial on a portion of the site at 905 N Green Street.

Parcels: 32-07-02-421-001.000-016

Represented by: Joe Calderon

Staff requested that the Board amend the agenda and hear this with PCR-23-1

Motion: Troy Austin made a motion to **APPROVE** the agenda amendment, seconded by Jeff Humphreys, motion carried 5 In Favor/0 Opposed/0 Abstained.

E. OLD BUSINESS

None

F. CONTINUED PUBLIC HEARINGS

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

A request for Conditional Zoning Map Amendment approval to zone the property M3 – High Density Multiple-Family Residential and NC – Neighborhood Commercial upon annexation, on approximately 16 acres, located at the southeast corner of S Green Street and CR 300 N.

Parcels: 32-07-26-100-001.000-015, 32-07-26-100-002.000-015, 32-07-26-150-001.000-15

Represented by: Aaron Hurt, CEC

ADVERTISED PUBLIC HEARING OPENED AT 6:03 PM

Jodi Dickey presented. This is a property located in the SE corner of Green St. Contains 3 residential lots with some associated commercial. The applicant filed an entirely new petition because they have redesigned the property. She explained the plans and requests from the applicant.

She opened the floor for any questions from the board. Richard Miller had a question regarding the update to the traffic plan. Mrs. Dickey answered and satisfied the question.

The applicant, Mr. Kyle Resetaris stepped up to the stand. He reiterated the plans and requests for the petition at hand. He also provided in some detail a description of potential use of the property. Then he opened up the floor for any questions from the Board. Mr. Austin had a question regarding the timing for the building of the residential and commercial construction. Mr. Resetaris stated they are not aware just yet if can make retail deals early on in the process.

Mr. Miller did have a question for staff. He asked about connectivity to B & O from the site. Jodi replied that it does not have direct connection to the B & O. Jenna Wertman also had some helpful information to add.

We had one guest that was against, sign up to speak, Mrs. April Hall. She stated Brownsburg does not need more rentals units. She stated we need more groceries stores, restaurants etc.

The Board in its entirety had comments.

Motion: Richard Miller made a motion to **APPROVE** PCCZ-23-1 with staff recommendations, seconded by Shawn Pabst, motion failed 3 In Favor/2 Opposed /0 Abstained.

Motion: Shawn Pabst made a motion with **NO RECOMMENDATION** for PCCZ-23-1, seconded by Jeff Humphreys, motion carried 4 In Favor/1 Opposed /0 Abstained.

ADVERTISED PUBLIC HEARING CLOSED AT 6:49 PM

G. NEW PUBLIC HEARINGS

1. PCMA-23-2 TRINITY PRESBYTERIAN REZONE TO UC ZONE MAP AMENDMENT
A request for a zone map amendment from IS – Institutional to UC – Urban Commercial to allow a mix of commercial and residential uses in a former church.
Parcels: 32-07-11-330-006.000-016
Represented by: Robert Lindgren

Jodi Dickey presented. She explained what the applicant is requesting. The surrounding area is UC does allow for business and residential in the same building. She opened the floor for questions. Most of the Board had questions and Mrs. Dickey answered all and satisfied the concerns. Applicant Robert Lindgren stepped up to the stand. He mainly explained the use and purpose for this building. He also went over their requests and plans for this property. He opened the floor for any questions from the Board. The Board did not have any questions. We did not receive any written comments nor did anyone sign up to speak.

ADVERTISED PUBLIC HEARING OPENED AT 6:57 PM

Motion: Shawn Pabst made a motion to **APPROVE** PCMA-23-2, with staff recommendations, seconded by Richard Miller, motion carried 5 In Favor/0 Opposed /0 Abstained.

ADVERTISED PUBLIC HEARING CLOSED AT 6:58 PM

2. PCRP-23-1 BROWNSBURG SQUARE 2020 REPLAT PRIMARY PLAT AMENDMENT
A request for a primary plat amendment for Lot 1a of Brownsburg Square to allow additional lots to be platted.
Parcels: 32-07-02-421-001.000-016

PSDP-23-3 CHIPOTLE AT BROWNSBURG SQUARE DEVELOPMENT PLAN REVIEW

A request for Development Plan Approval for a 2,420 square foot +/- restaurant with pick-up window and associated site features. Zoned C2 High Intensity General Commercial on a portion of the site at 905 N Green Street.
Parcels: 32-07-02-421-001.000-016

ADVERTISED PUBLIC HEARING OPENED AT 6:58 PM

Jenna Wertman Presented. She explained the plans and requests from the applicant. This is a review for conformance for article 6 and article 7 of the UDO. Staff is recommending approval of the Primary Plat Amendment. Jenna continued to explain that the current proposal is to divide the KFC area out into its own lot, create a new lot for a proposed future restaurant, and all the needed revisions that were made to the plat.

Jenna moves on to speak about the DPR per the Board’s preference. This is for a 2400+/- square foot commercial building with parking area. This property is zoned C2. Jenna also explained the functioning process of the business. She also talked about the revisions made and ones that are in process to be made. Jenna also talked about the steps that were taken to address the concerns from the Board about the pedestrian traffic and the pavement stripes. Jenna opened the floor for any questions from the Board. The Board did not have any questions and we did not have any written comments.

The Applicant Mr. Joe Calderon stepped up to the stand. He stated he would go over basically what Jenna had just presented. He used a Power Point to do his presentation.

Mr. Calderon opened the floor for questions from the Board. The Board did not have any questions and we did not have any persons sign up to speak.

Motion: Shawn Pabst made a motion for **APPROVAL** of PCRP-23-1, with staff recommendations, seconded by Jeff Humphreys, motion carried 5 In Favor/0 Opposed /0 Abstained.

Motion: Shawn Pabst made a motion for **APPROVAL** of PSDP-23-3, with staff recommendations, seconded by Jeff Humphreys, motion carried 5 In Favor/0 Opposed /0 Abstained.

ADVERTISED PUBLIC HEARING CLOSED AT 7:22 PM

3. PCPP-23-2 OAKDALE SUBDIVISION (IN GARNER PD) PRIMARY PLAT

A request for primary plat approval for a residential subdivision dividing 37.86 acres into 61 residential lots with associated common areas.

Parcels: 32-02-35-300-002.000-001

ADVERTISED PUBLIC HEARING OPENED AT 7:23 PM

Adeleke-Taiwo Mustapha presented. He explained the plans and requests from the applicant. He stated the applicant is requesting a Primary Plat approval of a Curvilinear Subdivision for the development of 61 single-family lots. There are many common areas and ponds proposed throughout the site. Access to the site is a single drive off of E CR 700N. At the moment there is a wooded area which is being preserved as tree preservation. Staff recommends approval of the plan. Mr. Mustapha opens the floor for questions from the Board. The board asked for clarification about the pedestrian connection recommendation that was added.

Applicant Mr. Jason Coyle stepped up to the stand. He covered the logistics and functions of the project. He also stated there are some drainage concerns. He assured that they are meeting with the Drainage Board to discuss proper actions. Applicant opened the floor for questions from the Board. Mr. Humphrey had a question about easement being necessary for walking. Mr. Coyle answered that

yes there will be an easement. There were no more questions from the Board and no one signed up to speak.

ADVERTISED PUBLIC HEARING CLOSED AT 7:36 PM

Motion: Shawn Pabst made a motion for **APPROVAL** PCPP-23-2, with staff recommendations, seconded by Troy Austin, motion carried 5 In Favor/0 Opposed /0 Abstained.

H. COMMUNICATIONS AND COMMITTEE REPORTS

Report from Director of Development Services – Mrs. Dickey reported the following:

1. The town council adopted the State Bank rezone and also adopted the Park Impact Fee.
2. The UDO is going to be updated.
3. Mrs. Dickey also provided a monthly report to the Town Council on the approval the Board made on the BZA meeting.

I. MISCELLANEOUS BUSINESS

1. ORDER 2023-01APC ORDER OF THE TOWN OF BROWNSBURG ADVISORY PLAN COMMISSION APPROVING A DECLARATORY RESOLUTION REMOVING PARCELS FROM THE WYNNE FARMS ALLOCATION AREA

Motion: Troy Austin made a motion for **APPROVAL** 2023-01APC, seconded by Jeff Humphreys, motion carried 5 In Favor/0 Opposed /0 Abstained.

2. ORDER 2023-02APC ORDER OF THE TOWN OF BROWNSBURG ADVISORY PLAN COMMISSION APPROVING A DECLARATORY RESOLUTION, AMENDING THE NORTH BELTWAY ALLOCATION AREA, AND CREATING THE NORTHFIELD DRIVE BUSINESS PARK WEST ALLOCATION AREA, AMENDING THE AREA'S RESTATED ECONOMIC DEVELOPMENT PLAN

Motion: Troy Austin made a motion for **APPROVAL** 2023-02APC, seconded by Jeff Humphreys, motion carried 5 In Favor/0 Opposed /0 Abstained.

J. ADMINISTRATIVE FILINGS

1. CPSP-23-3 Promenade Section 2 Secondary Plat

K. CASES FILED FOR FUTURE MEETINGS

1. PCCZ-23-2 Elgin Village Conditional Rezone to M2
2. PCMA-23-3 BCSC Rezone to IS 601 S Grant Street
3. PCVA-23-1 BCSC Plat Vacation 601 S Grant Street
4. PCPP-23-3 Liberty Junction Primary Plat
5. PCPP-23-4 The Commerce Park at Brownsburg Raceway Primary Plat

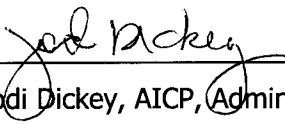
6. PCPP-23-5 Brownsburg Logistics Center Primary Plat
7. PSDP-23-4 Schumacher Racing Shop #2 DPR
8. PSDP-23-5 Brownsburg Logistics Center Building 1
9. PSDP-23-6 Brownsburg Logistics Center Building 2

L. ADJOURNMENT

Motion: Jeff Humphreys made a motion to **ADJOURN**, 7:45p.m.



Brett Scowden, President

ATTEST: 

Jodi Dickey, AICP, Administrator