

BROWNSBURG TOWN COUNCIL MEETING MINUTES

REGULAR MEETING

Thursday, April 13, 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 April 13, 2023 in the Brownsburg Town Hall, 61 N. Green Street.
- 02. INVOCATION/PLEDGE OF ALLEGIANCE** – Father Sean Danda, Chaplain for the Brownsburg Police Department gave the invocation and was followed by the Pledge of Allegiance.
- 03. ROLL CALL** – Members of the Council present were Travis Tschaenn, Matt Simpson, Ben Lacey, Mark Tieken and Chris Worley. Also present were Ann Hathaway, Clerk Treasurer; Debbie Cook, Town Manager and Tricia Leminger of Frost Brown Todd, PC.
- 04. CITIZENS COMMENTS RELATING TO APRIL 13, 2023 AGENDA** –

Cindy Hohman – 15 Tyler Court
- 05. CONSENT ITEMS**
 - 05.01.** The March 23, 2023 Regular Meeting minutes were considered.
 - 05.02.** The March 23, 2023 Executive Session Memorandum was considered.

Ben Lacey made a motion to approve items 5.1 and 5.2, as presented. Chris Worley seconded the motion. Passed 5-0.
 - 05.03** The Civil Town and Fire Territory Claim and Payroll Dockets for March 24, 2023 through April 13, 2023 in the amount of \$3,336,741.63 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** – None.
- 07. REPORTS FROM COMMISSIONS AND BOARDS** –
 - 07.01.** Advisory Plan Commission Report –
 - 07.02.** Board of Zoning Appeals Report –
 - 07.03.** Building Permits Report – Jodi Dickey, Director of Development Services

Jodi Dickey, Director of Development Services, presented both the APC and BZA reports to the Council. She also presented the monthly Building Permits report. There were no questions.
 - 07.04.** Park Board Report – Travis Tranbarger, Director of Parks & Recreation, presented this report to the Council. Virgil Park Construction is underway and looking for substantial

completion in early fall 2023. Teams for community wide cleanup can still register until April 19th. Chris Worley asked about Farmers' Market planning and registrations.

08. TOWN ADMINISTRATIVE ITEMS – None.

09. PREVIOUSLY CONSIDERED ITEMS – None.

10. NEW FOR CONSIDERATION –

10.01. Resolution #2023-07 – A Resolution of the Town Council of the Town Of Brownsburg, Indiana, Approving Order No. 2023-01APC of the Plan Commission and the Declaratory Resolution of the Brownsburg Redevelopment Commission Regarding the Wynne Farms Allocation Area. Ethan Pierce, Economic Development Director, presented this resolution to the Council. The Wynne Farms TIF area has seen an increase in new residential development without enough commercial or industrial development to balance out development, overall. This created an issue for the county with regards to determining the base assessed value and pass through allocation amount for the TIF, causing a delay to the Town's budgeting process. The Town's financial advisor has recommended that some residential parcels be removed from the Wynne Farms TIF area to correct this issue. The RDC adopted their Declaratory Resolution at the March 7th meeting. The APC adopted Order No. 2023-01APC at their March 27th meeting. This resolution will approve the APC order and the RDC resolution. Matt Simpson made a motion to approve Resolution #2023-07. Ben Lacey seconded the motion. Passed 5-0.

10.02. Resolution #2023-08 – A Resolution of the Town Council of the Town of Brownsburg, Indiana, Approving Order No. 2023-02APC of the Plan Commission and the Declaratory Resolution of the Brownsburg Redevelopment Commission Regarding the Northfield Drive Business Park West Allocation Area. Ethan Pierce, Economic Development Director, presented this resolution to the Council. This is a new allocation area being created that will include two parcels at the northwest corner of the intersection of US 136 and W Northfield Drive. These parcels are currently part of the North Beltway TIF. The RDC adopted the Declaratory Resolution at their meeting on March 7th and the APC adopted Order No. 2023-02APC at their March 27th meeting. This resolution is to approve both. Chris Worley made a motion to approve Resolution #2023-08. Mark Tieken seconded the motion. Passed 5-0.

10.03. Motion to Approve Annual Tax Deduction/Abatement Review and Compliance Report – Ethan Pierce, Economic Development Director, presented this item to the Council. Per the Town's Economic Development Incentive Policy (EDIP), entities with an active property tax deduction or abatement are required to submit a Compliance with Statement of Benefits (CF-1) each year. Matt Simpson made a motion to approve item 10.3. Chris Worley seconded the motion. Passed 5-0.

10.04. Ordinance #2023-07 – An Ordinance to Amend the Official Zoning Map to Rezone Property From IS to UC, to Permit Future Redevelopment. The Property is Located at 204 E. Main Street – **Proposed 1st Reading.** Jodi Dickey, Director of Development Services presented this ordinance to the Council. The applicant, Trinity Presbyterian, is requesting to change the zoning of this property to allow for a counseling office and residential use of the existing building. The APC held a public hearing on this application on March 27, 2023 and forwards a

unanimous favorable (5-0) recommendation to the Town Council with the following suggested condition:

a. Approval of Finding of Facts

Ben Lacey made a motion to approve Ordinance #2023-07 on proposed 1st reading, as presented. Matt Simpson seconded the motion. Passed 5-0.

10.05. Ordinance #2023-08 – 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 North State Road 267 (Lot #2), Brownsburg, Indiana – **Proposed 1st Reading**. Jodi Dickey, Director of Development Services, presented this ordinance to the Council. Prestige Citywide/Indy Decorative Concrete is requesting this voluntary annexation. This property will need to be annexed in two phases. The Ordinance for phase 1 of this annexation was approved and adopted at the February 23, 2023 meeting and this ordinance will begin the approval process for phase 2. Staff recommends approval. Matt Simpson made a motion to approve Ordinance #2023-08 on proposed 1st reading, as presented. Mark Tieken seconded the motion. Passed 5-0.

10.06. Motion to Consider a Request for a Conditional Rezone from Hendricks County Residential to Neighborhood Commercial and Multi-Family. The Property is Located at the Southeast Corner of E CR 300 N and S. Green Street. Jodi Dickey, Director of Development Services explained the Carr Property Group is requesting the conditional rezone upon annexation to NC and M3 to construct an apartment complex. The project would construct about 154 apartments along with a 6.4 acre retail area. The APC held a public hearing for the project on March 27th and it comes to the Council with no recommendation. Kyle Resetarits with Dentons Law Firm – 10 W Market Street Suite 2700, Indianapolis, was present, and commented on behalf of the petitioner and discussed this project with the Council. Ben Lacey made a motion to deny this consideration for rezone. Matt Simpson seconded the motion. Passed 5-0.

11. TOWN MANAGER ITEMS – None.

12. CLERK-TREASURER ITEMS – None.

13. TOWN COUNCIL ITEMS – None.

14. TOWN ATTORNEY ITEMS – None.

15. CITIZENS COMMENTS – None.

16. ADJOURNMENT – Matt Simpson made a motion to adjourn at 7:34 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/224016> for as long as this media is supported.

Brownsburg Town Council

By: _____

Travis Tschaenn, President

ATTEST:

By: _____
Ann Hathaway, Clerk-Treasurer

*This is the signature page for the April 13, 2023 meeting minutes.