

TOWN OF Brownsburg

ADVISORY PLAN COMMISSION Minutes

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

Monday, April 24, 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, Steve Fletcher, Jeff Humphreys, Shawn Pabst and Brett Scowden.

Members Absent: Richard Miller

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

A. APPROVAL OF PREVIOUS MEETING MINUTES

1. March 27, 2023- Regular Meeting

Motion: Scott Doehrman made a motion to **APPROVE** the March 27, 2023 regular meeting minutes, seconded by Jeff Humphreys, motion carried 6 In Favor/0 Opposed/0 Abstained.

B. APPROVAL OF FINDINGS OF FACT AND REPORTS OF DETERMINATION

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

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

3. PCMA-23-2 TRINITY PRESBYTERIAN REZONE TO UC ZONE MAP AMENDMENT

4. PCRP-23-1 BROWNSBURG SQUARE 2020 REPLAT PRIMARY PLAT AMENDMENT

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

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

C. HEARING OF REQUESTS FOR CONTINUANCES

1. None

D. DEVELOPMENT PLAN APPROVAL REQUESTS

1. PSDP-23-4 SCHUMACHER RACING SHOP BUILDING 2 DEVELOPMENT PLAN REVIEW

A request for Development Plan Approval for a 33,500 square foot race shop and office space in the Low Intensity Industrial (I1) District.

Parcel No.: 32-07-13-251-001.000-016

Adeleke-Taiwo Mustapha presented. He explained the request and plans proposed by Applicant. Mr. Mustapha stated staff recommended approval of the development plan with the following conditions:

1. The Final Plat shall be recorded in the Office of the Recorder of Hendricks County prior to the issuance of building permits;
2. The Development Plan shall be stamped by the Development Services Director prior to applying for building permits; and,
3. The approval of the Findings of Fact and Report of Determination by the Plan Commission.

Mr. Scowden opened the floor for questions from the Board. The Board had no questions.

Mr. Nathan White, Applicant's representative, stepped up to the stand. He explained the planned function and overall design for the facility. He explained the additional space is to accommodate expanded operations for the racing team. He noted this facility will be a smaller version of the existing building. Mr. Scowden opened the floor for questions from the Board. The Board did not have questions.

Motion: Troy Austin made a motion to **APPROVE** PSDP-23-4 with staff recommended conditions, seconded by Jeff Humphreys, motion carried 6 In Favor/0 Opposed/0 Abstained.

E. OLD BUSINESS

1. None

F. CONTINUED PUBLIC HEARINGS

None

G. NEW PUBLIC HEARINGS

1. PCMA-23-3 BCSC REZONE 601 AND 527 S GRANT ZONE MAP AMENDMENT
PCVA-23-1 BCSC PLAT VACATION 601 AND 527 S GRANT PLAT VACATION

ADVERTISED PUBLIC HEARING OPENED AT 6:13 PM

Jodi Dickey presented for plan PCMA-23-3. She explained the plans and requests from the applicant. Jodi reviewed the parcels and the planned layout the applicant is proposing. Mr. Scowden opened the floor for any questions from the board. Mr. Austin asked for clarification on how the current structure condition for the additional traffic was evaluated. Jodi explained that there was not a traffic study and explained the reasoning for that.

Jodi Dickey presented for plan PCVA-23-1. She explained the conditions on the platted area had

changed. Applicant does not intend to keep the residential use on the property. They're taking action to create less traffic conflict. Mr. Scowden opened the floor for any questions from the board. The Board did not have questions.

Applicant, Timothy Ochs, stepped up to the stand. He talked about the origin of the school plan and how it's necessary to expand due to the growing number of students. He explained where the expansion was going to take place. He explained how safety is an issue right now. He talked about the logistics of the pick-up/drop off traffic.

Mr. Scowden opened the floor for questions from the Board. Mr. Doehrman asked if all other options were explored, in terms of entrance usage. Mr. Ochs explained how the plan would work out and their benefits. There were a number of Board questions regarding traffic numbers and control. Mr. John Voigt, with Brownsburg Schools, addressed those concerns. Mr. Ochs stepped up to the stand again to answer questions from the Board.

Written comments: Jodi Dickey confirmed staff had received written comments on the petition.

Mr. Anthony Gading expressed concerns with traffic.

Mr. Robert Kendall expressed concerns with traffic, the condition with Grant Street, and lack of transparency from the school.

Ms. Cindy Hohman expressed concerns with traffic and vacating the plat and encroachment into the residential neighborhood.

Ms. Angie Grant expressed concerns with traffic and drainage

Ms. Karen Leaman also expressed concerns with traffic and drainage.

Mr. Ochs responded to the public comments, noting the easements will remain intact and drainage will not be affected. He also acknowledged the traffic concerns and noted future issues could be addressed operationally.

Messrs. Doehrman, Humphreys, Austin, and Scowden stated their desire for additional traffic information.

At this time the Applicant requested a continuance to address traffic questions.

Scott Doehrman made a motion to **CONTINUE** PCMA-23-3 and PCVA-23-1 to the May 22, 2023 plan commission meeting at 6PM, seconded by Jeff Humphreys. The motion passed 6 in Favor/0 Opposed/0 Abstained.

The public hearing for PCMA-23-3 and PCVA-23-1 was **recessed and continued** to May 22, 2023 at 6PM.

2. PCPP-23-4 COMMERCE PARK AT BROWNSBURG RACEWAY PRIMARY PLAT

ADVERTISED PUBLIC HEARING OPENED AT 7:20 PM

Jenna Wertman presented for staff. She explained the plans, previous rezone approval, and noted standards for plat approval. As the plat complies with UDO subdivision requirements, Staff is recommending approval with the following conditions:

1. The Final Plat shall be recorded in the Office of the Recorder of Hendricks County prior to the issuance of any building permits; and,
2. The approval of the Findings of Fact and Report of Determination by the Plan

Commission.

Mr. Scowden opened the floor for questions from the board. The board did not have questions.

Mr. Joe Murphy, Applicant, noted the unanimous approval of the previous rezone and stated that plans are underway for the first building and will soon move through the development plan approval process. Mr. Scowden had a question regarding right-of-way width. Ms. Wertman explained the required overall width for dedication according to the transportation plan. Mr. Murphy added that has been added to their plans.

Ms. Pam Sheads explained she is neutral regarding this petition but asked if CR 400 being widened to accommodate extra traffic. She is concerned with industrial and passenger vehicle traffic mixing.

Mr. Murphy responded that the primary entrance is CR 1000 E and Raceway Boulevard is a right-in/right-out drive only.

ADVERTISED PUBLIC HEARING CLOSED AT 7:31 PM

Jeff Humphreys made a motion to **APPROVE** PCPP-23-4, with staff recommended conditions. Troy Austin seconded and the motion carried with 6 in Favor/0 Opposed/0 Abstained

3. PCPP-23-5 BROWNSBURG LOGISTICS CENTER PRIMARY PLAT

ADVERTISED PUBLIC HEARING OPENED AT 7:31 PM

Jenna Wertman presented for staff. She explained the plans, previous rezone approval in 2021, and noted standards for plat approval. She did note the subdivision name change (to be known as Park 74 Commerce Center) from the name submitted during application filing. As the plat complies with UDO subdivision requirements, Staff is recommending approval with the following conditions:

1. The Final Plat shall be recorded in the Office of the Recorder of Hendricks County prior to the issuance of any building permits; and,
2. The approval of the Findings of Fact and Report of Determination by the Plan Commission.

Mr. Scowden opened the floor for questions from the board. The board did not have questions.

Mr. Scowden asked if written comments had been submitted. Ms. Dickey noted receipt of five letters all addressing traffic, environmental impacts, school bus safety, and notice requirements. She noted commissioners had copies of those comments at their seats. Mr. Scowden confirmed the public notice requirements have been met.

Mr. Dillon Reynolds, civil engineer for Applicant, stated staff did a good job explaining the site and he was available for questions. There were no questions from the board.

Ms. Pam Sheads submitted written comments and spoke regarding traffic and property values.

Ms. Susan Johnson stated she is undecided but expressed concern with traffic.

Ms. Lori Coppola stated she is undecided and asked why there is no traffic study to examine. She also noted the potential for environmental impacts to existing waterways and wells as well as landscape berms/protective buffers.

Mr. Scott Spencer stated the building size isn't appropriate development for this area and the site is too tight to accommodate the planned development. He also inquired about driveway alignment.

Mr. Garen Carnes stated he is also neutral on the petition but did comment on public notice signs, driveway alignment, and confusion by the overall project name, as I 74 is over one mile away. He also asked why there isn't two primary plats since there are two parcels.

Ms. Cindy Hohman noted her thought that there is not a lot of information available for residents and asked if the Plan Commission could request a public hearing for the development plan approval.

Mr. Ryan Gifford stated the community wants to encourage good, responsible development and wants to minimize negative impacts to existing residents.

Mr. Murphy responded that a traffic study was conducted and the recommendations stated that additional road improvements beyond those required by the development (access drives, road widening, etc.) were not necessary. He noted the development is required to adhere to the Town standards for stormwater, landscaping, and building size and lot coverage.

Jenna Wertman addressed the parcel/plat question and explained that the property, although split by Ronald Reagan Parkway, is legally a single parcel. Mr. Scowden followed up with a question on drive separation and vision clearance.

Mr. Pabst asked about the road shift. Mr. Reynolds did note that CR 400 lanes would be shifted north, into the project site.

Mr. Austin asked if the existing culvert would be improved. Mr. Pabst responded that the town is also cost sharing in the road project and the culvert will be improved.

ADVERTISED PUBLIC HEARING CLOSED AT 8:13 PM

Shawn Pabst made a motion to **APPROVE** PCPP-23-5, with staff recommended conditions. Jeff Humphreys seconded and the motion carried with 6 in Favor/0 Opposed/0 Abstained

B. COMMUNICATIONS AND COMMITTEE REPORTS

Report from Director of Development Services – Mrs. Dickey gave a brief UDO update. A working group meeting will be held on the 26th, with several chapters being discussed. The date for the public open house is being finalized. A draft will be made available to the public prior to that meeting.

C. MISCELLANEOUS BUSINESS

1. None

D. ADMINISTRATIVE FILINGS

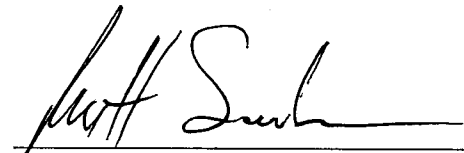
1. CPSP-23-4 7Brew Final Plat

E. CASES FILED FOR FUTURE MEETINGS

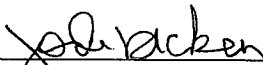
1. PCMA-23-5 40 N Grant Street Rezone
2. PCPP-23-7 McKinzie Primary Plat
3. PCPP-23-8 KidCity Primary Plat
4. PCZT-23-1 Garner PD Text Amendment
5. PSDP-23-7 BCSC Brownsburg Senior Academy Expansion

F. ADJOURNMENT

Motion: Shawn Pabst made a motion to **ADJOURN**, 8:16p.m.



Brett Scowden, President

ATTEST: 

Jodi Dickey, AICP, Administrator