



ADVISORY PLAN COMMISSION

Minutes

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

Monday May 22, 2023

The Brownsburg Advisory Plan Commission 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, Scott Doehrman, Brett Scowden, Jeff Humphreys, Richard Miller, Troy Austin and Steve Fletcher

Members Absent:

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

C. APPROVAL OF PREVIOUS MEETING MINUTES

1. April 24, 2023 - Regular Meeting

Motion: Troy Austin made a motion to **APPROVE** the April 24, 2023 regular meeting minutes, seconded by Jeff Humphreys, motion carried 7 In Favor/ 0 Opposed/ 0 Abstained.

D. APPROVAL OF FINDINGS OF FACT AND REPORTS OF DETERMINATION

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

2. PCPP-23-4 COMMERCE PARK AT BROWNSBURG RACEWAYPRIMARY PLAT

3. PCPP-23-5BROWNSBURG LOGISTICS CENTER (PARK 74)PRIMARY PLAT

Motion: Shawn Pabst made a motion to **APPROVE** the Findings of Fact and Reports of Determination FOR the above cases, seconded by Jeff Humphreys, motion carried 7 In Favor/ 0 Opposed/ 0 Abstained.

E. HEARING OF REQUESTS FOR CONTINUANCES

1. None

F. DEVELOPMENT PLAN APPROVAL REQUESTS

1. PSDP-23-5 PARK 74 BUILDING 1 (BROWNSBURG LOGISTICS CENTER)DEVELOPMENT PLAN REVIEW

A request for Development Plan Approval for a 580,884 +/- square foot industrial building in the High Intensity Industrial (I2) District.

Parcel(s): 32-08-18-400-005.000-016

Represented by: Dillon Reynolds, SpaceCo

Jenna Wertman presented the staff analysis and recommendations for PSDP-23-5. She noted that

staff was recommending approval and explained the recommended conditions of approval. The Commission had questions about the commitments made during the rezone, and Ms. Wertman reviewed those.

Dillon Reynolds came forward to represent the project. Mr. Pabst asked about a berm on the west side of the entrance. Mr. Reynolds noted that one would be added in. Mr. Scowden asked about site features that would promote truck traffic going east and not west, and Mr. Reynolds noted that signs and pavement markings were planned. Mr. Doehrman noted that it made sense that most traffic would turn toward Ronald Reagan.

Motion: Troy Austin made a motion to **APPROVE** PSDP-23-5 with staff conditions and the added condition that a berm will be added to the west of the entrance, seconded by Shawn Pabst, motion carried 7 In Favor/ 0 Opposed/ 0 Abstained.

2. PSDP-23-6 PARK 74 BUILDING 2 (BROWNSBURG LOGISTICS CENTER) DEVELOPMENT PLAN REVIEW

A request for Development Plan Approval for a 245,803 +/- square foot industrial building in the High Intensity Industrial (I2) District.

Parcel(s): 32-08-18-400-006.000-016

Represented by: Dillon Reynolds, SpaceCo

Jenna Wertman presented the case details and staff recommendations. She noted the lighting and sidewalk plans are currently being revised and will be reviewed by staff prior to approving the construction plans.

Dillon Reynolds came forward to represent the project and made himself available for questions.

There were no questions from the Commission.

Motion: Shawn Pabst made a motion to **APPROVE** PSDP-23-6 with staff conditions, seconded by Jeff Humphreys, motion carried 7 In Favor/ 0 Opposed/ 0 Abstained.

3. PSDP-23-7 BCSC BROWNSBURG SENIOR ACADEMY EXPANSION DEVELOPMENT PLAN REVIEW

A request for Development Plan Approval for a 234,350 +/- square foot building expansion and associated site features in the Institutional (IS) District.

Parcel No(s): 32-07-14-200-003.000-016, 32-07-14-200-015.000-016, 32-07-14-200-010.000-016, 32-07-14-200-050.000-016 and generally the parcels comprising the school property at 1000 S Odell Street

Represented by: Nick Balentine, Veridus Group

Jenna Wertman presented the case details and staff recommendations. Mr. Humphreys asked for clarification on side yard setbacks in IS and how those compare to the drive on the west side of the property. Ms. Wertman noted that side setbacks were 15' in that district and that the adjacent residential was not considered incompatible by the UDO. Therefore, no berm would be required. There was a brief discussion on landscaping.

John Voigt came forward to represent the project. He provided some information from traffic cameras on the school. He explained that currently about 39% of students drive and 394 car drop offs occur in the morning, approximately. There is about a 30-minute peak window of activity on the site. Mr. Doehrman asked if the parking lot would connect to Sycamore and Mr. Voigt noted

that parking lots would connect but they would be gated most of the time. It provides another exit option if needed. Mr. Doehrman asked if the schools would be using officers to direct traffic and Mr. Voigt noted that they would likely be needed.

Mr. Humphreys asked for clarification on removal of the Grant Street connection and Mr. Voigt noted that the connection was discussed with previous staff that are no longer here. He further noted that removing the connection was something the school was comfortable with and felt they could still accomplish their improvements. Mr. Austin asked for additional explanation on the buffers. Jennifer Lasch came forward to explain the drainage swale and why the school could not mound the area by the drive. The trees and plantings were discussed.

Mr. Scowden asked about parking spaces and what the total new spaces were. Fred Prazeau came forward to explain the new parking areas and talk about safety for entering and exiting the site. Steve Fehribach came forward to talk about school traffic and the differences in peak hour for schools versus the general road. He noted various lane configurations that would be good for the site. Mr. Scowden asked for clarification on when a traffic study could have been done, and Mr. Voigt noted that the earliest time put them when school was already out.

Motion: Shawn Pabst made a motion to **APPROVE** PSDP-23-7 with staff conditions, seconded by Steve Fletcher, motion carried 5 In Favor (Fletcher, Humphreys, Miller, Doehrman, Pabst)/ 2 Opposed (Austin, Scowden)/ 0 Abstained.

G. OLD BUSINESS

1. None

H. CONTINUED PUBLIC HEARINGS

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

These cases have been withdrawn at the request of the Applicant.

I. NEW PUBLIC HEARINGS

1. PCZT-23-1 GARNER PLANNED DEVELOPMENT DISTRICTTEXT AMENDMENT

A request for Planned Development District text amendment to remove a requirement for 45' building width from the Garner Planned Development District (Oakdale Subdivision).

Parcel(s): 32-02-35-300-002.000-001

Represented by: Timothy Ochs, Ice Miller

ADVERTISED PUBLIC HEARING OPENED AT 6:45 PM

Mr. Austin recused himself from this case and left the room.

Jodi Dickey presented the case details and staff recommendation. She noted the requested change would modify only one sentence in the ordinance, making a change in building width from 45' to 40'. Richard Miller asked about the minimum home width and square feet in the R3 District. Ms. Dickey noted there is no minimum width standard but the size minimum is 1600 square feet.

Mr. David Compton, with the Pulte Group, came forward and explained about the requested language change and that it was inadvertently included in the original PD ordinance.

Shawn Pabst asked if this change would have the effect of increasing side yard setbacks. Mr. Compton replied in the affirmative.

There was no one present to speak for or against the proposal.

ADVERTISED PUBLIC HEARING CLOSED AT 6:50 PM

Motion: Jeff Humphreys made a motion to send a **FAVORABLE RECOMMENDATION** FOR PCZT-23-1, seconded by Scott Doehrman, motion carried 6 In Favor/ 0 Opposed / 0 Abstained.

Mr. Austin returned to the room for the next cases.

2. PCPP-23-7 MCKINZIE PRIMARY PLAT

A request for a primary plat approval for a residential subdivision dividing .79 acres into 3 lots.

Represented by: Chandler Harden

Parcel(s): 32-07-14-227-002.000-016

ADVERTISED PUBLIC HEARING OPENED AT 6:51 PM

Adeleke-Taiwo Mustapha presented the facts for this request and noted staff's recommendation for approval.

Mr. Kevin Roland with Banning Engineering stepped up to speak about the proposal. He noted the desire is to clean up an existing non-conformity and formalize the plat.

Mr. Pabst asked if the third lot would be buildable, considering the existing legal drain easement. Mr. Roland applied in the affirmative.

There was no one present to speak for or against the proposal.

ADVERTISED PUBLIC HEARING CLOSED AT 6:56 PM

Motion: Shawn Pabst made a motion to **APPROVE** PCPP-23-7 with staff conditions, seconded by Richard Miller, motion carried 7 In Favor/ 0 Opposed/ 0 Abstained.

3. PCPP-23-8 KID CITY DAYCARE PRIMARY PLAT

A request for a primary plat approval for a commercial subdivision establishing 1 lot in 5.58 acres with associated drainage easements and right-of-way.

Waiver Request: Allow for a reduced length of trail to be installed that does not go from side property line to side property line as required by 7.28.

Parcel(s): 32-07-13-200-040.000-016

Represented by: Jennifer Roberts, Elements Engineering

ADVERTISED PUBLIC HEARING OPENED AT 6:57 PM

Jenna Wertman presented the details of this request. She described the site, and noted the Applicant is requesting a Waiver to allow the developer not to install the required multi-use pathway along the entire lot frontage and stated the BZA had granted a setback variance. Ms. Wertman noted a recent project had offered to contribute funds in lieu of building a sidewalk

Mr. Miller asked about the construction schedule for improvements along US 136 in this area. Mr.

Pabst noted INDOT has modified the schedule and any improvements would be several years out from today.

Jennifer Roberts, with Sullivan Engineering, came forward to speak about the plat. She noted the path waiver is due to drainage difficulties at the eastern edge of the property. She also stated the Applicant has been working with the railroad regarding the drainage outlet.

Brett Scowden asked if the Applicant would be willing to curve the sidewalk into the site where it is proposed to end. Ms. Roberts replied in the affirmative.

Troy Austin asked if the Town would be responsible to make any future walkway connection. Ms. Wertman replied in the affirmative.

There was general discussion regarding a monetary contribution.

There was no one present to speak for or against the proposal.

ADVERTISED PUBLIC HEARING CLOSED AT 7:14 PM

Motion: Jeff Humphreys made a motion to **APPROVE** The Waiver Request for PCPP-23-8 with staff conditions, seconded by Steve Fletcher, motion carried 4 In Favor (Fletcher, Humphreys, Doehrman, Pabst)/ 3 Opposed (Austin, Scowden, Miller)/ 0 Abstained.

Motion: Richard Miller made a motion to **APPROVE** PCPP-23-8 with staff conditions, seconded by Jeff Humphreys, motion carried 7 In Favor/ 0 Opposed/ 0 Abstained.

J. COMMUNICATIONS AND COMMITTEE REPORTS

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

1. A copy of the quarterly building and subdivision report was distributed
2. A Plan Commission work session on the updated UDO has been scheduled for June 28, 2023 at 6:00 PM
- 3.

L. MISCELLANEOUS BUSINESS

1. None

L. ADMINISTRATIVE FILINGS

1. CPSP-23-7 Oakdale Section 1 Final Plat
2. CPSP-23-8 Oakdale Section 2 Final Plat
3. PCRP-23-2 Brownsburg Crossing Replat
4. State Bank 56th Street Minor Development Plan Review Amendment

M. CASES FILED FOR FUTURE MEETINGS

1. PCMA-23-6 CR 625 Rezone to I2
2. Kid City Daycare Development Plan Review (potential July meeting)

N. ADJOURNMENT

Motion: Richard Miller made a motion to **ADJOURN**, motion carried 0 In Favor/ 0 Opposed/ 0 Abstained at 7:24 PM

Brett Scowden, President

ATTEST: _____

Jodi Dickey, AICP, Administrator