



ADVISORY PLAN COMMISSION

Minutes

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

July 24, 2023

The Brownsburg Advisory Plan Commission was 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, and Steve Fletcher

Members Absent:

Also Present: Jodi Dickey, AICP- Director, Jenna Wertman, AICP- Senior Planner

C. APPROVAL OF PREVIOUS MEETING MINUTES

1. May 22, 2023 - Regular Meeting

Motion: Jeff Humphreys made a motion to **APPROVE** the May 22, 2023 regular meeting minutes, seconded by Richard Miller, motion carried 6 In Favor/ 0 Opposed/ 0 Abstained.

D. APPROVAL OF FINDINGS OF FACT AND REPORTS OF DETERMINATION

1. PSDP-23-5 PARK 74 BUILDING 1 (BROWNSBURG LOGISTICS CENTER)DEVELOPMENT PLAN REVIEW
2. PSDP-23-6 PARK 74 BUILDING 2 (BROWNSBURG LOGISTICS CENTER)DEVELOPMENT PLAN REVIEW
3. PSDP-23-7 BCSC BROWNSBURG SENIOR ACADEMY EXPANSION DEVELOPMENT PLAN REVIEW
4. PCZT-23-1 GARNER PLANNED DEVELOPMENT DISTRICT TEXT AMENDMENT
5. PCPP-23-7 MCKINZIE PRIMARY PLAT
6. PCPP-23-8 KID CITY DAYCARE PRIMARY PLAT

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

E. HEARING OF REQUESTS FOR CONTINUANCES

1. None

F. DEVELOPMENT PLAN APPROVAL REQUESTS

1. PSDP-22-3 PARK 136 – ACORN STORAGE DPR MODIFICATION

A request to modify the approved Development Plan for Acorn Storage, specifically to use a metal fence with opaque vinyl slats where a wood fence was originally approved.

Parcel(s): 32-07-13-430-003.000-016

Represented by: Russell Brown, Clark Quinn Law

Jenna Wertman presented the staff synopsis and explained the history of the case. She detailed the materials the applicant was proposing, why the modification was back before the Plan Commission, and the efforts that were made to notify neighbors of the change. She further detailed the Temporary Certificate of Occupancy and the conditions under which it was granted.

Elizabeth Williams came forward to represent the applicant. She further explained the switch in fence materials and provided an overview of why the applicant believed that this would be a better fence solution in the long term. She explained that the materials are stronger and more secure and that panels would be added to an additional part of the south fence line to reduce headlight glare into homes.

Richard Miller asked if the panels came from a fence manufacturer. Jeff Kuch came forward to explain that it was a product made by a fence company. Scott Doerhman asked what the length was that the paneling would be used on, and Mr. Kuch noted that it was about 500' of total length.

Motion: Steve Fletcher made a motion to **APPROVE** the modification to PSDP-22-3, seconded by Richard Miller, motion carried 6 In Favor/ 0 Opposed/ 0 Abstained.

2. PSDP-22-15 FOREST HILL (NORTHFIELD GREENS) DEVELOPMENT PLAN REVIEW

A request for Development Plan Approval for a townhome development with 77 units in the M2 District. Located at the northeast corner of Lorraine and Grant St.

Parcel(s): 32-07-02-415-002.000-016

Represented by: Jerry Kittle, Innovative Engineering

Jenna Wertman presented the staff synopsis and explained the history of the case. She reviewed the criteria for DPR and explained that the project had been on hold while additional land was acquired for entrance changes.

Ms. Wertman reviewed the variances that were previously granted on the site and that the final plat was concurrently filed for the site. She explained that additional information would be needed for the architectural considerations of the site.

Mr. Scowden asked about the rear loaded garages and how the architectural section would apply to those in terms of brick requirements. Ms. Wertman noted that she did not believe the brick requirement had ever been applied to the back of a building that she would need to look further into the architectural section while the applicant explained their project.

Jerry Kittle came forward to talk about the development. He explained the additional land needed to accommodate the entrance on Northfield. He noted that the development would try to use as much existing vegetation as possible to mix in with new plantings.

Mr. Pabst confirmed that the road would be consistently named Loraine. Mr. Scowden followed up on the architectural questions and Ms. Wertman explained that she did not believe that the code would require brick on the back. Mr. Humphreys asked about the entrance that connects to Northfield. Ms. Wertman discussed that a traffic study had been submitted at the plat stage. Mr. Kittle recounted the findings from the traffic study.

Motion: Richard Miller made a motion to **APPROVE** PSDP-22-15, seconded by Shawn Pabst,

motion carried 6 In Favor/ 0 Opposed/ 0 Abstained.

3. PSDP-23-11 THE COMMERCE PARK AT BROWNSBURG RACEWAY LOT 2 DEVELOPMENT PLAN REVIEW

A request for Development Plan Approval for a 100,000 +/- square foot industrial building in the Motor Sports (MS) District. A portion of the Commerce Park at Brownsburg Raceway commercial subdivision at the northeast corner of Raceway Boulevard and Ronald Reagan Parkway.

Parcel(s): 32-08-19-200-008.000-015, 32-08-19-200-009.000-015

Represented by: Joe Murphy, Garmong Development

Jenna Wertman presented the staff synopsis and explained the site. She reviewed the criteria for approval and talked about specific details of the project such as site phasing, landscaping, and access. She explained that the project was outside of the Town of Brownsburg's utility districts and that stormwater reviews were ongoing. Mr. Scowden followed up on the emergency access

Ryan Lindley came forward to discuss the project. Mr. Scowden asked about the landscaping with the buildings being phased. Mr. Lindley noted that the perimeters would be done up front, parking lot landscaping would be built with the parking lots.

Motion: Richard Miller made a motion to **APPROVE** PSDP-23-11, seconded by Jeff Humphreys, motion carried 6 In Favor/ 0 Opposed/ 0 Abstained.

G. OLD BUSINESS

1. None

H. CONTINUED PUBLIC HEARINGS

None

I. NEW PUBLIC HEARINGS

1. PCCZ-23-3 CARR PROPERTY COMMERCIAL DEVELOPMENTCONDITIONAL REZONE

A request for Conditional Zoning Map Amendment approval to zone the property C2 – High Intensity General 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, 32-07-26-150-001.000-015

Represented by: Aaron Hurt, CEC

ADVERTISED PUBLIC HEARING OPENED AT 6:39 PM

Jodi Dickey provided an overview of the site and the requirements for a conditional annexation. Ms. Dickey reviewed the proposed access points and noted that final access points would be determined at later stages. She reviewed the comments provided at Town Council in regards to the project.

Matt Price came forward to represent the project. He reviewed the criteria and noted that they agreed with the staff overview of the project and recommendations. Mr. Price noted that there was no interest in doing self-storage on the site and that they would be willing to make that commitment.

Mr. Scowden asked if there were any retailers committed to the project. Bob Carr came forward

to talk about the project and note that tentative discussions have happened but there were not solid commitments yet. They noted that they would be doing additional outreach after the zoning.

Jerry Kittle came forward to represent Westwind Construction and the apartments on the property to the south. He noted that there was currently no shared access agreements and that they would prefer to not have connected internal streets.

Cindy Hohman came forward and noted that the project meets the criteria and is in line with Town Council's goals.

Mr. Price came forward to discuss the comments received. He noted that they would work with the town on access points.

ADVERTISED PUBLIC HEARING CLOSED AT 6:51 PM

Motion: Richard Miller made a motion to send a **FAVORABLE RECOMMENDATION** FOR PCCZ-23-3, with staff conditions and the added condition that self-storage uses will not be permitted on the site, seconded by Jeff Humphreys, motion carried 6 In Favor/ 0 Opposed / 0 Abstained.

2. PCPP-23-9 CHRISTIAN BROTHERS AUTOMOTIVEPRIMARY PLAT

A request for a primary plat approval for a commercial subdivision dividing 4.13 acres into 2 lots.

Represented by: Josh Manion

Parcel(s): 32-07-26-150-004.000-016

ADVERTISED PUBLIC HEARING OPENED AT 6:52 PM

Jenna Wertman presented the staff report and project. She noted that this was a fairly straightforward plat for two lots with the potential to do a third lot if needed in the future. She reviewed the history of the site and previous approvals.

Josh Manion came forward to discuss the project. He provided additional notes on the project. The Commission did not have questions for the applicant.

Cindy Hohman came forward to talk about the project. She asked whether this was a start-over on the site after being approved in 2018. Staff noted that this is a restart and new project. There were no other questions for the applicant.

ADVERTISED PUBLIC HEARING CLOSED AT 6:58 PM

Motion: Jeff Humphreys made a motion to **APPROVE** PCPP-23-9 with staff conditions, seconded by Shawn Pabst, motion carried 6 In Favor/ 0 Opposed/ 0 Abstained.

J. COMMUNICATIONS AND COMMITTEE REPORTS

1. Report from Director of Development Services – Jodi Dickey provided an overview and noted that Mr. Austin had resigned from the board as he no longer lives in town. She noted that Brownsburg was thankful for his efforts. She commented on the UDO process and that there were some internal comments being worked on as well as the work session comments and another draft would be provided when possible.

K. MISCELLANEOUS BUSINESS

1. None

L. ADMINISTRATIVE FILINGS

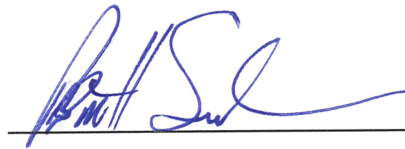
1. PSDP-23-12 421 E Main Parking Lot Expansion

M. CASES FILED FOR FUTURE MEETINGS

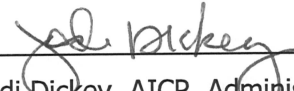
1. PSDP-23-13 Wawa Gas Station Development Plan Review
2. PCCA-23-1 Beacon Pointe Subdivision Commitment Amendment

N. ADJOURNMENT

Motion: Jeff Humphreys made a motion to **ADJOURN**, motion carried 0 In Favor/ 0 Opposed/ 0 Abstained at 7:02 PM.



Brett Scowden, President

ATTEST:  _____
Jodi Dickey, AICP, Administrator