



**ADVISORY PLAN COMMISSION**  
**Minutes**

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

**Monday, October 22, 2018**

The Brownsburg Advisory Plan Commission was convened at 6:00 PM by Claire Rutledge-Sakha with a moment of silence and the Pledge of Allegiance. A roll call was taken; where upon determination of quorum was found.

Members Present: Claire Rutledge-Sakha, Ben Lacey, Brett Scowden, Jack Swalley and Barry Francis

Members Absent: Chris Worley and Greg Anderson

Also Present: Joe James, AICP- Senior Planner, David Wilson- Planner II and Heather Wetzel- Administrative Assistant

**C. APPROVAL OF PREVIOUS MEETING MINUTES**

1. September 24, 2018- Regular Meeting

**Motion:** Brett Scowden made a motion to **APPROVE** the September 24, 2018 regular meeting minutes as presented, seconded by Jack Swalley, motion carried 5 In Favor/0 Opposed/0 Abstained.

**D. APPROVAL OF FINDINGS OF FACT AND REPORTS OF DETERMINATION**

1. \*PCPP-03-18-1615 Belle Arbor Primary Plat (Pulte)
2. \*PCPP-08-18-1662 Laurelton Primary Plat
3. \*PCPP-08-18-1663 Swalley Homestead Primary Plat

**\*Motion:** Ben Lacey made a motion to **APPROVE** the Findings of Fact for PCPP-03-18-1615, PCPP-08-18-1662 and PCPP-08-18-1663, seconded by Barry Francis, motion carried 4 In Favor/0 Opposed/1 Abstained (Swalley).

**E. REQUESTS FOR CONTINUANCES**

1. None

**F. OLD BUSINESS**

1. PCCA-08-18-1667 Eaglepoint Lot 18 Commitment Amendment

A request to vacate certain development commitments, made as part of Advisory Plan Commission cases PCMA-7-12-1108, PCCA-04-14-1217 and PCCA-11-16-1466, as they relate to the use and development of that parcel of real estate, located at 750 E. Northfield Drive.

Parcels: 32-07-12-100-001.000-016

**ADVERTISED PUBLIC HEARING**

Represented by: Larry Longman, Lauth

Larry Longman came before the Commission and explained that this commitment was put in place for fire protection purposes before the large property had been split and was no longer applicable.

David Wilson explained that the original commitments were established as part of the original request to rezone the property from C3 to I4, and I4 did not exist anymore with the 2012 Town-wide rezone; it was reestablished as I1 (Low Intensity Industrial). Mr. Wilson noted that the recommendation section needed to be amended to read a "Favorable Recommendation, Unfavorable or No Action" as this was part of a zoning map case and would also go before Town Council for final approval.

Staff had the following recommendations in the staff report:

- (1) That commitment #8 of instrument number 201601134 be vacated for Lot 18.
- (2) That the remaining commitments of instrument number 201601134 remain in effect for Lot 18.
- (3) The review and approval of the revised Written Commitments by the Director of Development Services prior to recording.
- (4) The approval of the Findings of Fact and Report of Determination by the Plan Commission.

#### **ADVERTISED PUBLIC HEARING OPENED**

#### **ADVERTISED PUBLIC HEARING CLOSED**

**Motion:** Jack Swalley made a motion to send a **FAVORABLE RECOMMENDATION** to Town Council for PCCA-08-18-1667, seconded by Barry Francis, motion carried 5 In Favor/0 Opposed/0 Abstained.

#### **F. CONTINUED PUBLIC HEARINGS**

1. None

#### **H. NEW PUBLIC HEARINGS**

1. None

#### **I. COMMUNICATIONS AND COMMITTEE REPORTS**

1. BCSC Presentation- Development Impacts To Schools  
Barry Gardner, Chief Financial Officer, presented the Commission a summary of their School Finance Vision giving information regarding the schools, their budgeting, property tax caps and the impact to schools, the forecasted enrollment and the impacts of potential housing developments to the schools.
2. 2019 Meeting Date Conflicts  
The Commission asked to be emailed potential alternative dates for the holiday conflicts so the missing members could have their input and all could check their calendars. The issue was tabled to the next meeting.

#### **I. MISCELLANEOUS BUSINESS**

1. None

**J. ADMINISTRATIVE FILINGS**

1. None

**K. CASES FILED FOR FUTURE MEETINGS**

1. PSDP-10-18-1674 Car-X Auto Service Center Dpr
2. PCPP-10-18-1675 Villas At Wynne Farms Primary Plat
3. PCPP-10-18-1676 Villa Shoppes At Wynne Farms Primary Plate

**L. ADJOURNMENT**

**Motion:** Claire Rutledge-Sakha made a motion to **ADJOURN**, motion carried 5 In Favor/0 Opposed/0 Abstained. 6:44 p.m.



Claire Rutledge-Sakha, President



ATTEST:

Todd A. Barker, AICP, Administrator