



Planning & Building Department
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ADVISORY PLAN COMMISSION
Minutes

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

Monday, September 26, 2011

The Brownsburg Advisory Plan Commission convened at 7:00 PM with the Pledge of Allegiance. A roll call was taken, where upon determination of quorum was found, 6 of 7 members.

Members Present: Tom Lacy, Jim Hill, Brett Scowden, Summit Ghosh, Jack Swalley, and Eric Willman

Members Absent: Don Spencer

Also Present: Todd A. Barker, AICP – Director of Planning; Tricia Leminger – Attorney

C. Consideration of Minutes of Previous Meeting(s)

- 1. August 22nd, 2011 – Regular Meeting

MOTION: Jim Hill made a motion to **APPROVE** the minutes, seconded by Eric Willman, motion carried 6-0.

D. Approval of Finding of Fact and Reports of Determination

- 1. NONE

E. Projects Requesting Continuances

- 1. NONE

F. Old Business

- 1. PSDP-7-11-1080 IHOP Family Restaurant 395 W. Northfield Drive
Site Development Plan – This is a Proposal to develop an IHOP Family Restaurant on 1.49 acres, on Lot One (1) Northfield Commons, in the Northfield Commons retail center.
Advertised Public Hearing Represented by: Chris Hake, Eric Wojak, & Mario Guerra

Tom Lacy recues himself from the meeting.

Chris Hake with Thompson Thrift Development 2750 E 145th Carmel, IN 46033 stated he has been working with staff for about eighteen (18) months in the development of IHOP Restaurant in Brownsburg, Indiana. Mr. Hake indicated that this is not a standard design of IHOP for this building but there is another like it in Fishers, Indiana. Mr. Hake stated IHOP has agreed to twelve (12) offsite parking places for employees to accommodate the parking regulations in the Northfield Shopping Center. Mr. Hake indicated they looked at the Traffic Study pursuant to the recommendation of the study, the access point in front of the site shall remain a full cut. This location will bring 40 to 50 new jobs to the Brownsburg area.

Jim Hill asked what the average wage of employees will be. Mr. Hake indicated that there will be about fifty (50) to sixty (60) employees which includes part-time and full-time employees, as well

as managers. The wage for full-time and part-time employees will vary and Assistant Manager and Managers salaries will be an average of \$50,000. There will be five (5) to six (6) Full-Time Assistant Managers and/or Managers at this location.

Brett Scowden asked about the deliveries and asked if they allowed for the trucks to get turned around the exits.

Mario Guerra is with the MGS Group. Mr. Guerra stated they have run AutoTURN programs with box truck deliveries to these restaurants and they do not show any problems. He said the plans do not show it but they did allow for truck to navigate the parking lot. The proposed route for trucks is to come in from Northfield Drive along the west side of the building.

Mario Guerra stated he did not run the figures from the Northeast corner. He figured the truck would require the largest entrance. Mr. Guerra indicated he could make it a striped area.

Jim Hill stated a tractor truck or trailer cannot make the turn.

Mario Guerra stated box trucks will be used for deliveries. He indicated he did not run the scenario of a tractor trailer but would do it if the commission would like.

Brett Scowden asked if the dumpster pad area would accommodate room for a grease dumpster. Marion Guerra indicated that there will be enough room for the grease dumpster.

Jim Hill asked if the landscaping plans need to be revised? Todd Barker indicated that in his staff report there are landscaping issues and lighting issues that need to be resolved. Mr. Barker stated these items can be completed at the staff review.

Summit Ghosh asked if there would be a traffic signal or a stop sign at this location [the west entrance to Northfield Commons. Chris Hake stated there will not be an additional traffic lights.

Eric Willman indicated that he would like to see them elaboration on the traffic study and provide the conclusions to the concerns.

Todd Barker indicated that the traffic study issues will be addressed by Kevin Miller.

Kevin Miller, Traffic Engineer at VS Engineering located at 4275 N. High School Rd Indianapolis, IN 46254. Mr. Miller conducted a traffic study for IHOP at this location. The study included three (3) intersections, the west entrance to Northfield Commons; main entrance to Northfield Commons; and State Road 267 and Northfield Drive. Mr. Miller stated they looked at AM and PM traffic, during peak traffic hours, and looked at 2011 traffic compared to the foreseen traffic for 2021.

Mr. Miller indicated they looked at two (2) alternatives for all scenarios, including full access at the west entrance and right in right out access as that was the point of emphasis on this study. At the western entrance the exit left turn movement starts to operate unsatisfactory under stop control conditions Mr. Miller stated this is typical of any stop control intersection with a busy intersection. Restricting access to this entrance would push more traffic onto Northfield Drive and lower levels of service. Mr. Miller indicated that they had some recommendations for safety improvements. One being adding a dedicated left turn lane only into the Northfield Commons

Shopping Center and the second suggestion was cleaning up some of the brush west of the west entrance, which would provide a better line of sight. Mr. Miller stated the traffic study indicated that operations at the main entrance to Northfield Commons, as well as Green Street and Northfield Drive were acceptable. Mr. Miller stated the improvements the Town has made with the bridge, Northfield Drive, and 267 have really made a difference for traffic in this location.

Jack Swalley indicated he would like to see the trees [west of the west entrance] removed. He asked Mr. Miller if he would suggest this. Kevin Miller stated yes he would suggest the removal of the trees and he thought that was a great idea.

OPENED THE RECONVENING OF AUGUST 22, 2011 ADVERTISED PUBLIC HEARING

No one from the public came forward to speak regarding this petition.

CLOSED ADVERTISED PUBLIC HEARING

Brett Scowden stated he would like to see a traffic study that indicates a tractor-trailer could make the left hand turn at the northeast corner of the parking lot and find out if this is the normal course that IHOP uses. Todd Barker indicated this is something that could be done at staff review if that is a condition the Commission would like to include.

Jack Swalley indicated that he would like the line of sight [west of the west entrance] maintained in some manner. Mr. Hake stated they are willing to remove the brush. Jack Swalley indicated he would like them to agree to maintain anything that is not in the Town's Right-of-Way to keep that line of sight visible.

Chris Hake stated in regards to the parking would the Town be okay with the approval being contingent on the semi-truck making the left hand turn at the northeast corner of the parking lot or reconfiguring the parking. Jim Hill indicated he was fine with the parking because even if they lost one (1) parking place they will still be in compliance with the amount of parking they must have.

Chris Hake stated they agreed to the stripping at the west Northfield Common entrance.

Todd Barker stated all of the commitments must be included on the Town's standard written commitment form and recorded with the property.

MOTION: Eric Willman made a motion to **APPROVE** PSDP-7-11-1080 IHOP Family Restaurant, with the conditions set forth by the Commission and staff recommendations, second by Brett Scowden, motion was carried 5-0.

Tom Lacy rejoins the meeting.

G. New Business

1. PCZT-9-11-1084 Regional Outdoor Entertainment District (RO) 61 N Green St.
Zoning Text Amendment – This is a proposal to add a zoning district (Regional Outdoor Entertainment) to the Town of Brownsburg Zoning Ordinance. Advertised Public Hearing

Todd Barker stated this petition is part of the Brownsburg East Annexation. This is a new zoning classification to address areas within the annexation that our current zoning does not cover. This includes Lucas Oil Raceway Park. This zoning district was developed because the existing zoning districts do not cover activities such as outdoor entertainment events, extra parking areas (on grass or gravel), major events, and sponsorship signage.

Eric Willman asked if Raceway Park will be in total compliance if new zoning district is approved. Todd Barker stated 'yes', Lucas Oil Raceway will be in compliance and all previous approvals, from Hendricks County, will carry forward as a part of this zoning district.

Discussion was held.

Todd Barker stated the only property in town right now that would fit this zoning district would be Raceway Park.

Tom Lacy asked if this zoning district would pertain to only the annexed area. Todd Barker stated if someone else had a use that fit the requirements for this zoning they could request this zoning classification, however at this time this is the only area proposed to be mapped as Regional Outdoor Entertainment District (RO).

OPENED ADVERTISED PUBLIC HEARING

No one from the public came forward to speak regarding this petition.

CLOSED ADVERTISED PUBLIC HEARING

MOTION: Brett Scowden made a motion to send a FAVORABLE RECOMMENDATION to the Town Council on PCZT-9-11-1084 Regional Outdoor Entertainment District (RO), seconded by Eric Willman, the motion carried 6-0.

2. PCMA-9-11-1083 Brownsburg East Annexation Zoning Map Amendment 61 N Green St. Zoning Map Amendment – This is a proposal to zone all of the property within the 2,141.63 acre Brownsburg East Annexation Area. The proposed zoning districts include: AG, C-1, C-3, I-2, M-1, PUD, R-4A and RO. Advertised Public Hearing, Represented by: Todd A. Barker

Jack Swalley recues himself from the meeting.

MOTION: Jim Hill made a motion to appoint Eric Willman as President Pro-Tempore for the remainder of this meeting, second by Summit Ghosh, motion carried 5-0.

Todd Barker indicated this is the second piece of the annexation and is the proposed zoning all of the property with the 2,142.63 acre Brownsburg East Annexation Area. The Zoning District in this proposal include AG, C-1, C-3, I-2, M-1, and PUD. Mr. Barker indicated one correction to the map was the B & O Trail did not get properly identified as Agriculture (AG).

Eric Willman asked if each property owner has been notified properly. Todd Barker stated the town has been in communication with the property owners by letters that were mailed during the annexation process, the letter did include proposed zoning classifications.

OPEN ADVERTISED PUBLIC HEARING

Phil Drew has a business at 2450 N Raceway Rd. and has property adjacent to 2450 Raceway Rd. under the name Tracer, LLC. Mr. Drew's property at 2450 N Raceway Rd. was not part of annexation but the property at Tracer LLC is part of Annexation. Both properties had the appropriate zoning under the jurisdiction of Hendricks County that allowed outside storage. Mr. Drew and his wife bought the property that is adjacent to this property in case they needed/wanted to expand. Mr. Drew's concern is if the Tracer property would be zoned differently than his other property this could limit the growth if they could not expand.

Todd Barker asked Mr. Drew if the Drew property was in Washington Township. Mr. Barker indicated the Township line divides the property and I-2 was most compatible to the way the county zoned this property. Mr. Barker indicated he believes the I-2 does not allow outside storage but the I-3 does allow storage.

Phil Drew asked what he could do or what the commission could recommend to allow this property zoned as an I-3.

Phil Drew stated he first moved to the area on Raceway Road in 1986. He and his wife purchased four and a half (4 ½) acres and then bought fourteen (14) acres a couple of years later. Mr. Drew stated he has not had any complaints from the neighbors and he worked with B & O Trail Association. Mr. Drew stated it is important to them to be able to expand to the North if needed. Mr. Drew indicated that his company has never laid anyone off and it is a good corporation to the citizens. Mr. Drew stated that he hopes the commission will allow for outside storage as it is very important use to them.

Todd Barker suggested that staff complete a review of any existing approvals through the county and make recommendations to Town Council if commission is comfortable with that. The other option would be to precede w/I-2 or table the entire project then review.

Tricia Leminger stated timing is critical, first reading to the Town Council will be October 13th and second and third reading on October 22nd. Ms. Leminger stated the commission could make a recommendation and make it contingent upon review due to the critical timing of the annexation.

Eric Willman said he would like to see a review. Mr. Willman wants to make sure we are not restricting any current usage.

Brett Scowden asked if there is currently outdoor storage.

Phil Drew stated 'no' there is not currently outdoor storage on this land. There is ten (10) acres of land being farmed currently and three (3) to four (4) acres that is grass.

Jim Hill asked what kind of business PH Drew conducts. Phil Drew stated they are metal fabricators.

Eric Willman stated the commission could add in the condition stating upon approval that there is a review with staff so we are not restricting any current uses to the zoning that we are proposing for the annexed land.

Todd Barker said the first step of process is a recommendation to Town Council as the ultimate approval will be at Town Council.

CLOSED ADVERTISED PUBLIC HEARING

Tricia Leminger recommended a contingency based upon approval subject to review of the property owned by Tracer Property, LLC parcel number 32-08-29-200-011.00-015 to confirm zoning classification provided by the Town through the re-zoning to accommodate outdoor storage as it did prior to the re-zoning.

MOTION: Brett Scowden made a motion to send a **FAVORABLE RECOMMENDATION** to Town Council on the zoning map amendment PCMA-9-11-1083 subject to staff review on parcel number 32-08-29-200-011.00-015 to confirm the zoning classification provided that the classification accommodates outdoor storage as it did prior to the re-zoning, second by Jim Hill, motion carried 5-0.

H. Reports from Officers, Committee & Staff

1. NONE

I. Communications & Bills

1. NONE

J. Administrative Fillings

1. NONE

K. Task List

1. Todd Barker provided an update of the Town's Capital Projects.

L. Adjournment

MOTION: Tom Lacy made a motion for **ADJOURNMENT**, seconded by Summit Ghosh, motion was carried 5-0. 8:04pm

Don Spencer, President

ATTEST:

Todd A. Barker, AICP, Administrator