



Planning & Building Department  
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**ADVISORY PLAN COMMISSION**  
**Minutes**

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

**Monday, February 27, 2012**

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.

Members Present: Jim Hill, Brett Scowden, Summit Ghosh, Jack Swalley, Tom Lacy and Glenn Nulty

Members Absent: Don Spencer

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

**C. Consideration of Minutes of Previous Meeting(s)**

**1. January 23, 2012 - Regular Meeting**

**Motion:** Tom Lacy made a motion to **APPROVE** the meeting minutes from January 23, 2012, seconded by Glenn Nulty, motion carried 7-0

**2. January 25, 2012 - Special Meeting**

**Motion:** Jim Hill made a motion to **APPROVE** the meeting minutes from January 25, 2012, seconded by Brett Scowden, motion carried 7-0

**D. Approval of Finding of Fact and Reports of Determination**

1. NONE

**E. Projects Requesting Continuances**

1. NONE

**F. Old Business**

1. NONE

**G. New Business**

1. PSDP-2-12-1092 VERIZON WIRELESS COMMUNICATION TOWER 1630 S. Green Street  
A request for a Wireless Communication Tower pursuant to §155.149(B)(1) of the Brownsburg Zoning Ordinance. This property is zoned 'I-2'. **ADVERTISED PUBLIC HEARING**  
(Parcel No. 32-07-230-001.000-016)

Michael Maxwell an Attorney with Clark, Quinn, Moses, Scott & Grahn appeared as petitioner's representative.

Mr. Maxwell presented the height, structure design, acreage, depth of lot and zoning ordinance reference in addition to the lot setback and site access. He stated the request to grant the new wireless communication tower would present increased and reliable coverage within the

Brownsburg town limits as well as present greater economic health and public safety for the community.

Mr. Maxwell indicated the tower would not emit audible noise or light except as required by the FAA. He stated the future use of the proposed location is commercial and will not negatively impact the value of the property.

In compliance with the Town's ordinance, the structure would be screened with brush, trees, or buildings, screening the view of all surrounding properties. The compound and tower will contain adequate ground space for up to 2 additional carriers to co-locate.

Mr. Maxwell provided graphs referencing increased cell coverage and showing demographics for households without landlines, relying solely on cellular use.

He stated that permitting the wireless communication tower would improve in-building coverage to aid signal, improve hand-off of calls, and offload current cell traffic in existing towers; thereby increasing capacity and need.

After reviewing the general approval standards as indicated in the report prepared by Planning Staff, Mr. Maxwell stated the application adequately meets the requirements as dictated by the Brownsburg Zoning Ordinance; and provided the Advisory Plan Commission with a report detailing submittal requirements.

Tom Lacy sought clarification of staff whether or not the ordinance would permit another tower on this same location at a later date. Todd Barker stated that the ordinance would not prohibit additional towers however a new tower location would require Plan Commission approval.

Sumit Ghosh addressed Mr. Maxwell regarding radiation hazard studies. Mr. Maxwell stated there were no studies that showed health hazard in terms of radiation but rather it would be similar to kitchen appliance radiation.

Jim Hill inquired if the new communication tower would bring 4G service to Brownsburg. Mr. Maxwell confirmed that was the future intention.

#### **OPEN ADVERTISED PUBLIC HEARING**

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

**Motion:** Tom Lacy made a motion to **APPROVE** PSDP-2-12-1092, Brett Scowden seconded the motion; amending said motion subject to the comments, commitments and conditions as stated on pages 18 and 19 of the staff report, motion carried 6-0.

#### **H. Reports from Officers, Committee & Staff**

Todd Barker presented the proposed calendar outlining the timeline for the Comprehensive Plan and Zoning Ordinance. Meetings for these projects will consist of open houses, public input forums, and public hearings.

Mr. Barker gave a brief explanation of the process and stated the Town will continue to seek public input and provide appropriate time as allowed under current regulations. He noted that there would be a clear transition when the rules change to allow for appropriate communication.

The Plan Commission indicated there were no issues with the proposed calendar or the actions coinciding with the process.

**I. Communications & Bills**

Mr. Barker presented a resignation letter from Jack Swalley as Vice-President. Mr. Swalley stated at this time he was unable to fulfill the responsibilities of the role and meeting obligations as vice-president.

Tricia Leminger clarified for the Plan Commission that if there was no action taken at this time there would be a need to clarify the effectiveness of the resignation. The board would need to identify if they were accepting the resignation at the present time or at a later date. If they chose to accept the resignation, the board would need to make a motion to appoint a new Vice President.

**Motion:** Tom Lacy made a motion to ACCEPT the resignation letter seconded by Brett Scowden, motion carried 6-0.

**Motion:** Jack Swalley made a motion to APPOINT Brett Scowden to Vice President, seconded by Tom Lacy, motion carried 6-0.

**J. Administrative Fillings**

1. NONE

**K. Task List**

Todd Barker gave an update of the Capital Projects to the Plan Commission.

**L. Adjournment**

**MOTION:** Brett Scowden made a motion to **ADJOURN**, seconded by Jack Swalley, motion carried 6-0. 7:37pm

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Donald E. Spencer, President

ATTEST: \_\_\_\_\_  
Todd A. Barker, AICP, Administrator