



Planning & Building Department
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ADVISORY PLAN COMMISSION
Minutes

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

Monday, April 23, 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: Don Spencer, Jim Hill, Brett Scowden, Summit Ghosh, Jack Swalley, Tom Lacey and Glenn Nulty

Members Absent: None

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

C. Consideration of Minutes of Previous Meeting(s)

1. March 26, 2012 - Regular Meeting

Motion: Glenn Nulty made a motion to **APPROVE** the meeting minutes from March 26, 2012, seconded by Jim Hill, motion carried 7-0

2. April 11, 2012 - Special Meeting

Motion: Glenn Nulty made a motion to **APPROVE** the meeting minutes from April 11, 2012, seconded by Jim Hill, 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. PCZT-4-12-1100 TOWN OF BROWNSBURG COMPREHENSIVE PLAN 2012 61 N. Green Street
Town of Brownsburg Comprehensive Plan 2012 is proposed to repeal and replace the Town of Brownsburg 2020 Comprehensive Plan **ADVERTISED PUBLIC HEARING**

Todd Barker presented an overview of the Comprehensive Plan Process from the start of 2011 to present time; including workshops, social media, the Comprehensive Plan website, public comment, key- person interviews, residential and business questionnaires, small area workshops and open houses. It was determined there have been a total of 300 active participants which indicates a fairly positive active

participation from the general public. Consultants then combined the input from those avenues with a market analysis to create the current Comprehensive Plan draft.

Brandon Nolin- Houseal Lavigne

Mr. Nolin appeared before the Plan Commission to present the Comprehensive Plan Draft stating the document is a collective result of outreach and data gathering. The consultants focused on condensing into the current document a collection of all recommendations and plans, growth strategies, with the residential areas plan a main focus of the document. The idea is to build on the current housing plan and increasing demand in various other areas.

Mr. Nolin stated the Comprehensive Plan capitalizes on the individual locations, specifically growth areas plan, considering Brownsburg is a growing community. In order to strategically focus that growth there is a need to focus on transit in the future, most likely a need to work with the City of Indianapolis for express buses. Additionally there will be a need to look at the current facilities plans and work with the various service providers.

The Comprehensive Plan looks at where the needs are for parks in the community and assesses the ways to achieve that.

One of the questions the Comprehensive Plan asks the reader is "What is Brownsburg?" There is a need to establish a key community character.

The 'Key Focus Area Plans' section details how the policies hit the ground level with responses used from the community to develop the section.

Next, Mr. Nolin itemized the 'Implementation Strategy' section and briefly gave an overview of how we get this done in the next 15 years.

Todd Barker addressed the board regarding the information received from the property owners in conjunction with the Ronald Reagan Corridor Master Plan Interchange prior to the meeting and provided the information to the board and consultants.

Mr. Barker stated that the Town of Brownsburg was currently not in a position to give a recommendation or provide comments as they have just received the information however stated they were looking for comments from the board.

Don Spencer addressed the board stating they have had a chance to review the Comprehensive Plan Draft E and provided an opportunity for the members of the Plan Commission to address any questions or concerns they may have at that time.

Glenn Nulty stated that on page E97 in "Improving Intersections" the draft indicated a proposed roundabout at U.S. Hwy 136 and Ronald Reagan Corridor Master Plan. He

expressed concern about the location and structure of the roundabout. He asked that the consultants addresses the verbiage to state "of suitable size" to make it safe.

Mr. Nolin stated they could change the language to stress the safety of the roundabout

Mr. Spencer stated the location has had numerous discussions and has been brought to us by the Business Loop and mentioned that the Connector Road would be a primary arterial or high traffic location. With a high speed roundabout it is imperative civil engineering adhere to the safety and traffic flow.

Mr. Spencer sought clarification on Chapter 13's "Key Focus Areas" on page 151. He stated that in relation to the catalyst site, evaluation criteria, vacant buildings and land-identified areas, he was not sure how the Town will react to the redevelopment of those areas. He asked that Hauseal Lavigne provide examples of how other communities have identified those areas and what is the process of how the communities grab hold and redevelop those.

Mr. Nolin stated that not all are underutilized or vacant, however they are considered high visibility and redevelopment would result in reassessing the assets that are already there. In redeveloping those 'high visibility' areas the following could happen:

- (a) Could be catalyst for further investments
- (b) Could have more intense use
- (c) Establishing a momentum in that area

In other communities, there have been multiple avenues of achieving that aesthetic. In a town, it is a more common method to work with the property owner to gain reinvestment on their properties.

- (a) Help market the property
- (b) Look into grants for the property
- (c) Highlighting potential
- (d) Targeting sites to help encourage reinvestments
- (e) Highlighted in yellow have the biggest potential

Mr. Spencer stated he would like to have some examples from HL on how the other communities have done it. What has been proven to work so that we might have an example to follow?

Glenn Nulty addressed Town of Brownsburg staff regarding page 154, number 14, stating this was a recommendation for the Town Managers office to look into.

Jim Hill inquired as to what type of incentives can be offered to non-conforming uses relocate?

Mr. Nolin indicated that relocation assistance, grant funding, and process incentives are a few that have been successful.

Mr. Hill wanted to know if other towns solicit or offer other towns and/or tenants for their help in the process.

Mr. Nolin stated that this was not common but very forward thinking in terms of marketability. Essentially, you don't want to force them out of town but want to encourage them to locate to an area with an infrastructure that they need.

OPEN ADVERTISED PUBLIC HEARING

Chris Long- Krieg Devault; representing Hession Enterprises and Andre Lacey

Mr. Long addressed the Plan Commission regarding page 173 in connection with Ronald Reagan Corridor Master Plan and the I74 area plan.

Mr. Long stated that when the property was in the county the owners had previously met with the county. The traffic plans previously had requested the county to only show access points, leaving out roadways.

Recently annexed into town, the property is currently zoned PUD. Mr. Long stated it was originally zoned AGR but the Town kept the original zoning of PUD and C3. The property owners plan is commercial or high retail, and do not foresee high industrial.

Mr. Long provided a list of requests of the Town of Brownsburg and the Advisory Plan Commission as the process continues to approve the Comprehensive Plan.

- (a) In regards to the property east of the road N CR 1000E -would like proper transition done as the street is developed.
- (b) Wooded areas- if wooded areas are included on the Comprehensive Plan then that's what they will be for a period of time. It is the belief of the two property owners that those areas can never be developed. There is no nature trail or a green space area indicated on the Comprehensive Plan.
- (c) Reverse screening- some of these areas are next to high intense use by the interstate therefore there is the concern the property owners will not be able to market those areas.
- (d) Roads- The property owners feel it is more appropriate to show access points of the roads indicated on their property and not draw the roads themselves. Mr. Long gave an example of the Motorsports Parkway road, stating the current design is a straight shot to Ronald Reagan Parkway. The design of the road creates the appearance of it becoming a semi path and the property owners would like to try to avoid that kind of use.
- (e) Mr. Long stated the landowners are in favor in inter-connectivity and the Comprehensive Plan however they just don't want it to be in a drawing. He stated they would hate to lose a developer or prospect on that site due to the road mapping.
- (f) Corporate campus- Concerned with no retail indicated as a permitted use within this area. The property owners feel this could be a great development for community.

Mr. Long reported that he had spoken with the previous consultants and was able to confirm no transportation model or study conducted for these roads.

He stated, in regards to the land use itself, they think it's a good plan. There had been a lot of thought for the uses; however the problem is with the roads. According to the property owners, these areas are so defined it creates problems for limited future flexibility.

Mr. Long stated the property owners would love to support comp plan and ask the commission address these concerns.

Mr. Spencer asked if the landowners anticipated being the developers. Mr. Long stated no, that they do not envision parceling off one at a time. It is their preference to sell all at once to one developer. All the parcels are being marketed as a team.

Mr. Spencer indicated that there had been considerable conversations as to what the level of detail for the land needed to be; confirmed the concerns did exist prior to the document.

Tom Lacey asked if the property owners were advocating a particular use for the wooded areas that were indicated on the map.

Mr. Long stated they were open to whatever the adjoining uses are.

Mr. Spencer assured that the Plan Commission will work with the consultants to do what we can to prepare the document accordingly.

Brett Scowden confirmed that the area indicated as 'Corporate Campus' would include restaurant areas and retail.

Mr. Nolin reassured that in a corporate campus setting you would find ancillary uses and restaurants and retail would be identified there.

Mr. Barker stated that the intent doesn't say only one type of zoning is here.

Mr. Nolin agreed and stated that there could be office, high tech, RV, a mix of uses within the setting.

Mr. Long expressed the property owners were concerned that there would be a push for a major hotel by the interchange.

Mr. Nolin stated the consultants would work with Mr. Long's comments and the revisions would be on the next draft document. Additionally, they will strengthen the language as in the beginning and provide a clearer understanding as to how the land use policies will lay out.

Mr. Nolin followed up on the issues of preservation stating this was a key comment from the various communications from the workshops. There are ways of accommodating the density and intensity of the areas. Mr. Nolin wanted to remind everyone that these are general guides, more specifically a start of a conversation or a general guideline.

Mr. Spencer expressed that he would like everyone to keep in mind the need to balance in fact that the Comprehensive Plan is a suggestion with something that is meaningful and real; a road map for zoning and development.

Mr. Nolin stated that this is how the standard would play out at the local level, however, how we work within that zoning district is the distinction.

Mr. Nulty asked if the consultants would consider adding the word 'existing' to the wooded area indicators.

Mr. Nolin stated there needs to be a careful balance between vague and descriptive. The decision to give more description is an effort to help guide the future developments.

Mr. Spencer asked the consultants to work with staff on addressing concerns.

Mr. Long asked if the Town could complete a site inspection and look at the quality of vegetation in the wooded areas.

Mr. Long finished his presentation by stating the property owners biggest concern is that they do not want the map to not show the interior roads.

Mr. Spencer stated the board will take these into consideration.

John Rabold
18 Tocovi Court

Mr. Rabold spoke on behalf of Stan Comer and addressed Chapter 14 in regards to re-naming county roads from number system to a name. Mr. Rabold asked why this would be done. The roads are currently numbered in a grid system.
If these numbers are done away with how would the community adept to that?

Mr. Nolin stated the change was a recommendation overall to move away from County Road number system however it also indicates maintaining the numbering system. The intent is not to do away with the county road system, however make the name more prominent and the number system would be there in a less prominent location.

Mr. Spencer recommended it would probably be a good compromise to adjust the text on the document to indicate that information.

Mr. Nolin stated it is intent to maintain and make visitors aware of the various surroundings.

Mr. Spencer assured Mr. Rabold they will plan to keep the aesthetic of the road designation critical to the community.

Rick Bolt
P.O. Box 196 Brownsburg
Business Loop Group

Mr. Bolt stated the Business Loop Group were happy with the groups' inclusion in the plan and will continue to support the document.

Mr. Spencer suspended the public advertised hearing until the next regularly scheduled meeting on May 29th at 6:00 p.m.

SUSPENDED PUBLIC ADVERTISED HEARING

H. Reports from Officers, Committee & Staff

Staff requested to reschedule the regularly scheduled May meeting for Tuesday, May 29th due the Memorial Holiday. Additionally, a request was made due to workload to suspend Rule 3.4A to allow for an earlier start time of 6:00 p.m.

MOTION: Jack Swalley made a motion to **SUSPEND Rule 3.4A**, seconded by Tom Lacey, motion carried 7-0.

I. Communications & Bills

Mr. Spencer gave a reminder of the upcoming special meetings and the chapters that will be reviewed at that time.

J. Administrative Fillings

1. NONE

K. Task List

1. NONE

L. Adjournment

MOTION: Brett Scowden made a motion to **ADJOURN**, seconded by Don Spencer, motion carried 7-0. 8:15 p.m.

Donald E. Spencer, President

ATTEST: _____
Todd A. Barker, AICP, Administrator