

**FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER**

In compliance with the appropriate provisions of the Brownsburg Zoning and Subdivision Control Ordinances, the Advisory Plan Commission (hereinafter "Commission") held a public hearing pursuant to notice at 6:00 p.m. on May 29, 2012, to hear Docket # PCPP-4-12-1101, a petition for a Primary Plat approval to create a one (1) lot subdivision.

The petitioner, Timea Brady (Contract Purchaser), appeared by agent Dale Kruse of Kruse Consulting, and presented testimony and evidence in support of her application.

**FINDINGS OF FACT**

The Commission, having this matter presented at a public hearing on May 29, 2012, having considered the arguments of the petitioner, and being duly advised in the premises, now finds and makes the following Findings of Fact:

1. That the legal address of the real estate subject to the petition is 1557 E Main Street, Brownsburg, Indiana, and is further identified as Indiana Parcel Numbers 32-07-13-200-014.000-015 and 32-07-13-200-013.000-015.
2. That the real estate to which the petition is addressed is within the Town of Brownsburg, Hendricks County, Indiana, and is subject to the terms and provisions of the Town of Brownsburg Municipal Code, Zoning and Subdivision Control Ordinances.
3. That Ronald P. Miller and Linda L. Miller are the current owners of the real estate subject to the petition.
4. That the real estate to which the petition is addressed is currently zoned 'C-2' Commercial.
5. That the Petitioner has requested Primary Plat approval for a one (1) lot subdivision to be known as "Brownsburg Animal Clinic".

**CONCLUSIONS OF LAW**

Based upon the above Findings of Fact, the Commission does now conclude:

1. That the Primary Plat and application conform with the requirements of Title 15, Chapter 154, Section 154.018(A)(3)(b), of the Subdivision Control Regulations, entitled "Applications and Hearings. – Primary Plat."
2. That Public Notice was duly given a minimum of ten (10) days prior to the public hearing.

3. That the Primary Plat and all lots included therewith are in conformance with the requirements of the Subdivision Control Regulations.

**ORDER**

Based upon the foregoing Findings of Fact and Conclusions of Law, the Commission does now **APPROVE** the Primary Plat requested by Timea Brady, known as Docket No. PCPP-4-12-1101 located at 1557 E. Main Street, Brownsburg IN 46112; subject to and conditioned upon the following:

1. That the Primary Plat be revised to include the updated [Town of Brownsburg] Corporate Limit boundary. The corporate limit boundary must be identified as the east edge of this property.
2. That the Primary Plat be revised to include the updated building setback line. The front building setback line must be a minimum of one-hundred-seven and one-half (107.50) feet from the centerline of East Main Street (US Hwy 136).
3. The completion of a STAFF Review, and the stamped approval of the Primary Plat by the Director of Planning.
4. The approval of the Findings of Fact and Report of Determination by the Advisory Plan Commission.

Date: \_\_\_\_\_ By: \_\_\_\_\_  
President, Advisory Plan Commission

Date: \_\_\_\_\_ Attest: \_\_\_\_\_  
Secretary, Advisory Plan Commission