



Advisory Plan Commission Summary

Last Meeting Date: August 27, 2012

Meeting Date:

MEETING SYNOPSIS:

Commission members: Spencer, Hill, Nulty, Scowden, and Lacey were present for the meeting.

CONSIDERATION OF MINUTES:

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| 1. July 23, 2012
Regular Meeting | The Commission voted 5 in favor and 0 opposed to APPROVE the minutes as presented. |
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APPROVAL OF FINDINGS OF FACT / REPORT OF DETERMINATION

1. NONE

PROJECTS REQUESTING CONTINUANCES

1. NONE

OLD BUSINESS:

1. NONE

NEW BUSINESS:

- | | |
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| 1. PCMA-7-12-1107
HOLLOWAY HILLS PUD
AMENDMENT | A request to amend the Planned Unit Development (PUD) for the Hollaway Hills Development , including the Hollaway Corner, Hollaway Ridge and Hollaway Point Subdivisions, to allow "Single Family Residential" as permitted use within the existing West Chase Golf Course Clubhouse. |
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Upon hearing the presentation by Lee T. Comer of Comer Law Office, and taking comments from the public the Plan Commission voted 5 in favor and 0 opposed to send a FAVORABLE RECOMMENDATION request subject to the following comments, commitments and conditions:

1. That the following commitments be executed by the owner on the Town's standard written commitment form, and recorded in the Office of the Recorder of Hendricks County, and the same be binding upon the owner and all subsequent owners of the real estate subject to this petition:
 - a. Prior to the conversion of the clubhouse into any residential use, the Real Estate must be subdivided pursuant to the applicable Subdivision Control regulations of the Town of Brownsburg. All other applicable

residential development standards (e.g. fencing, landscaping, lighting, etc. shall comply with the *R-1 Single-Family* district standards, or similar low-density regulations in place at the time of subdivision.

- b. At the time a residential use is established on said Real Estate, in whole or in part, the owner will notify the Town of Brownsburg Building Department & Fire Territory to complete a Occupancy/Life Safety Inspection, and that any defects; code violations or life safety issues discovered by the Town and/or Fire Territory will be corrected by the owner prior to taking occupancy or issuance of Occupancy Permit.
- c. Each change in the use of said Real Estate (commercial clubhouse to residential and vice-versa) shall require the structure(s) to come into compliance with applicable building codes.
- d. The establishment of a new section of the Hollaway Hills PUD to address the clubhouse and potential residential use, inclusive of language comparable to the following:
 - i. PURPOSE.
 - 1. To permit Golf Course and Single-Family uses on lots with centralized sewer and water connections.
 - ii. PRINCIPLE USES PERMITTED.
 - 1. Principle uses permitted within this subdivision include:
 - a. [1] Single-Family Dwelling
 - b. Golf Clubhouse
 - iii. ACCESSORY USES PERMITTED.
 - 1. Accessory Uses shall be permitted as regulated by the Brownsburg Zoning Ordinance in the *R-1 Residential District*.
 - iv. SPECIAL EXCEPTION USES PERMITTED.
 - 1. Special Exception Uses shall be permitted as regulated by the Brownsburg Zoning Ordinance in the *R-1 Residential District*.
 - v. DEVELOPMENT STANDARDS.
 - 1. The minimum standards for properties within this subdivision shall be as follows:
 - a. Maximum Number of Lots:

- b. Minimum Lot Area:
- c. Minimum Lot Width:
- d. Maximum Lot Coverage:
- e. Minimum Front Yard Setback:
- f. Minimum Side Yard Setback:
- g. Minimum Rear Yard Setback:
- h. Minimum Dwelling Unit Area:
- i. Maximum Principle Structures:
- j. Maximum Height:
 - i. Principle Structure:
 - ii. Accessory Structure:

- e. If/when the clubhouse and golf course properties are under the same, single, ownership that the two properties must then be combined back into one single tract (parcel) pursuant to the Subdivision Control regulations of the Town of Brownsburg in place at such time.
- f. All golf course related operations including but not limited to a golf shop, pro-shop, kitchen, golf cart storage, and maintenance must be housed in a permanent structure; complete with structural footing and foundation, and no temporary structure may be used for any portion of the golf course operations.

- 2. The approval of the Findings of Fact and Report of Determination by the Plan Commission.

2. PCMA-7-12-1108
 EAGLEPOINTE BUSINESS PARK
 NW CORNER

A request to amend the official Zoning Map of the Town of Brownsburg for property located at the southeast corner of East 56th Street and Northfield Drive from "C-3" Commercial to "I-4" Industrial .

Upon hearing the presentation by Vernon Beck of Lauth LLC, and taking comments from the public the Plan Commission voted 5 in favor and 0 opposed to CONTINUE the request until the next regularly scheduled meeting on September 24, 2012.

REPORTS FROM OFFICERS,

COMMITTEES, & STAFF:

1. UPDATES ON THE PROPOSED ZONING ORDINANCE, ZONING MAP, AND TIMELINE

Staff presented an update to the Sign Bus Tours. Legal Counsel provided the Plan Commission with an updated timeline on the proposed Zoning Ordinance and Zoning Map. A joint special meeting with Town Council, Advisory Board of Zoning Appeals, and the Advisory Plan Commission has been scheduled for Thursday, September 6th at 6:00 p.m. in the Council Room to review the Sign Bus Tour findings.

COMMUNICATIONS & BILLS

1. NONE
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SPECIAL PROJECTS

1. CAPITAL PROJECTS INFORMATION

Staff presented an update on the Capital Projects.

Enclosed: August 27, 2012 Agenda.