

**ADVISORY PLAN COMMISSION**  
**Minutes**

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

**Monday, January 24, 2011**

The Brownsburg Advisory Plan Commission convened at 7:00 PM with the Pledge of Allegiance. A roll call was taken.

Members Present: Susan Early, Tom Lacey, Summit Ghosh, Don Spencer, Jack Swalley, Eric Willman

Members Absent: Neil Goodnight

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

**C. Determination of Quorum**

Todd Barker stated that he received Neil Goodnight's resignation today.

**D. Election of Officers**

**1. 2011 President**

**Motion:** Jack Swalley made a motion to APPOINT Don Spencer as President for the 2011 Advisory Plan Commission, seconded by Tom Lacey, motion carried 6-0.

**2. 2011 Vice-President**

**Motion:** Tom Lacey made a motion to APPOINT Jack Swalley as Vice President for the 2011 Advisory Plan Commission, seconded by Eric Willman, motion carried 6-0.

**3. 2011 Recording Secretary**

**Motion:** Jack Swalley made a motion to APPOINT Dawn Brown as Recording Secretary for the 2011 Advisory Plan Commission, seconded by Susan Early, motion carried 6-0.

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

**1. September 27, 2010 – Regular Meeting**

**Motion:** Don Spencer made a motion to APPROVE the minutes as submitted, seconded by Tom Lacey, motion carried 6-0.

**2. November 22, 2010 – Regular Meeting**

**Motion:** Jack Swalley made a motion to APPROVE the minutes as submitted, seconded by Eric Willman, motion carried 6-0.

**3. December 22, 2010 – Special Meeting**

**Motion:** Eric Willman made a motion to APPROVE the minutes as submitted, seconded by Susan Early, motion carried 6-0.

**4. December 27, 2010 – Regular Meeting**

**Motion:** Susan Early made a motion to APPROVE the minutes as submitted, seconded by Eric Willman, motion carried 6-0.

**F. Approval of Findings of Fact and Reports Of Determination**

1. **PCMA-7-10-1044 Brownsburg Animal Clinic Zoning 1557 E. Main Street**

**Report of Determination**

**Motion:** Tom Lacey made a motion for a FAVORABLE RECOMMENDATION to the Town Council to APPROVE the resolution report of determination for docket PCMA-7-10-1044, seconded by Eric Willman, carried 6-0.

2. **PCCA-10-10-1054 Pulte Homes of Indiana Bersot Crossing**

**Report of Determination**

**Motion:** Eric Willman made a motion for a FAVORABLE RECOMMENDATION to the Town Council to APPROVE the resolution report of determination for docket PCCA-10-10-1054, seconded by Tom Lacey, carried 6-0.

**G. Projects Requesting Continuances**

1. **PCZT-12-10-1058 Town of Brownsburg Zoning Ordinance Update**

Has been continued to the February 28<sup>th</sup>, 2011 regularly scheduled meeting - no action required by the Plan Commission.

**H. Old Business**

1. **PCCA-11-10-1056 West Wynne Farms PUD Commitment Amendment Parcel "O"**

Represented by: Paul Rioux resides at 6659 White River Place Fishers, IN

Paul Rioux stated that the alley loaded homes with short yards are not receiving sales in this area or in other areas. Asking the Plan Commission to allow a design change from alley loaded to front loaded yards. The driveways will be brought back to 25ft setback and garage stay at or behind the house. The alleys will not stay there they will go away.

Paul Rioux stated that the drawings have not been created yet.

Paul Rioux stated he would get with Todd Barker to remove all verbiage that refers to alleys.

**ADVERTISED PUBLIC HEARING OPEN**

**Mike Berger resides at 2430 Waterside Circle Avon, IN**

Mike Berger stated he lives behind the neighborhood. Does not want the value of the current homes to diminish due to the high density homes being built by low density homes. Wants them to present a visual of what these homes will look like and the layout of the homes. Wants the Plan Commission to request more detail of these homes before approving.

**Jim Sering resides at 6 W. Tilden Street Brownsburg, IN**

Jim Sering asked if the roads will be 32ft to meet the Towns specifications. Asked if there were any reports done on the additional students that Brownsburg will be getting? Ask if more children coming into the Brownsburg school system, will this raise our taxes.

**Brian Stevens resides at 2926 Birchwood Avon, IN**

Brian Stevens stated he realizes that alley homes are not selling and people spend more time in the front of their homes. He is asking that more detail is provided, there is not enough to go on with what is being presented.

Paul Rioux stated that the streets will be 32ft per Towns ordinance; not asking for a rezoned nor a change in landscaping. Just wanting to eliminate the alleys and go with more of a traditional look.

Jim Serring asked if there was an answer to the tax question.

Todd Barker stated he would need to pull county files. Does not have that information with him.

Paul Rioux stated a full financial analyst was done in 2006. Another one was done in 2008 when annexed into Brownsburg.

Mike Berger stated he was confused of what the setback is, original document stated it was 20ft for right-of-way and there was mentioned of a 25ft right-of-way.

Don Spencer stated that the setback is being amended to 25ft.

Todd Barker went over his staff review of the materials submitted in the agenda.

- The change in streetscape going from alley loaded garages to front loaded garages;
- Architecture of homes dominated by garage doors;
- Off-street parking; (min. 10' front setback does not allow for off-street parking if the garage is built to the front setback)
- Building setback vs. Garage setback; (in Todd's opinion the min. 10' front setback should be a "build-to-line" for the residence, and the garage should have a min. 25' setback)
- The PUD Site Development Plan shows that the primary north-south road through West Wynne Farms bisects Parcel "O", as a result of changing to front loaded garages the likelihood of more vehicles being parked along this roadway is greater, and there will now be vehicles backing out onto this primary roadway; and
- Road design on the primary north-south road;
  - Lane widths;
  - On-street parking; and
  - Preservation of a walkable environment

Todd Barker stated that there are several design solutions for narrow lot front loaded developments that would reduce the dominance of the vehicles within the streetscape and that continue to encourage the walkable environment as West Wynne Farms was originally approved a few examples are as follows:

- Garage off-set: min. 10' behind the front facade;
- Garage wall area: max 40% of the front facade;
- Covered Porches: min. 50% of the front facade; and
- Tandem garages: Where the second or third garage bay is behind instead of beside the other garage bay(s).

Todd Barker stated in communication with Mr. Rioux, he stated that he would work to address the concerns listed above. At this time Todd Barker is not able to make a recommendation.

Don Spencer asked if the lots today could accommodate a side loaded garage.

Todd Barker stated no, not as we stand today.

Paul Rioux stated 126 lots were allowed in the current ordinance but that will more than likely change with the changes that will need to be made.

Jack Swalley asked if they would consider changing the lot size to 80ft

Paul Rioux said no to the suggestion of increasing the lot size.

Tom Lacey asked if the soccer and baseball fields were still in the plans.

Paul Rioux stated yes.

Mike Berger stated the way Wynne Farms was originally being sold to home owners was the idea of open areas and open lot spaces, not like what there is there now, Ortho Indy and a four (4) story Nursing Home. He asked the Plan Commission to look at the big picture of multiple dwellings. If we allow these changes then it sets precedence for additional changes to development.

**Charles Lawrence resides 2880 Kilmurray Drive Brownsburg, IN**

Received a statement from Home Owners Association that the swimming pool will not be built in the foreseeable future. Asking for a solid timeline when the pool will be built, soccer fields, and football fields will be there.

**Tracey Waltman resides at 2642 Kilmurray Drive Brownsburg, IN**

Has a letter that states the playground and basketball court was supposed to be built this year and the pool would be built in 2012. We bought this house based on what we were told about the subdivision.

**Abby Rehtin resides at 2794 Avebury Way Avon, IN**

Raised concerns over Homeowners Association dues.

Paul Rioux stated there is a shortage of homes being sold and this has put a financial burden on them. This is why they are asking for these changes. The changes would help to kick start the sales of homes again. They are funding the Home Owners Association \$100,000.00 per year to help with costs.

**Motion:** Jack Swalley made a motion to TABLE the petition, and continue the Public Hearing to February 28<sup>th</sup>, 2011 meeting, second by Tom Lacey, carried 6-0.

Todd Barker and Don Spencer will work on Action List.

**I. New Business**

**1. PCCA-1-11-1061 West Wynne Farms PUD Commitment Amendment Parcel "F"**

Paul Rioux has 103 homes sites in Parcel F, far northeast corner of Wynne Farms. Ryland Homes wants to build homes in this parcel. Builder has 18 different elevations. They want to build in the southern part of Wynne Farms as well. Copies were provided. There are 2 items with Ryland Homes that do not meet the Architectural Standards and asking to amend them.

- Waive the standard of all windows must have shutters to all operable windows. Add trim around windows, 1X4 trim around the windows.
- 8ft brick plate line, there are 5 plans from Ryland that do not meet that these standards.

Jacks Swalley stated to use wood trim around these looks like 1X6 trim not 1X4 trim. Jack Swalley asked to verify if it is 1X6 or 1X4 trim.

Eric Willman has concerns reducing brick covering.

Paul Rioux stated the value of Ryland Homes range from \$200 to \$250

Paul Rioux is suggesting to put a limit on how many of one home with the same elevation can be built next to one another.

**ADVERTISE PUBLIC HEARING**

**Charles Lawrence resides at 2880 Kilmurray Drive Brownsburg, IN**

Charles Lawrence stated that the wording needs to be changed so builders could not come in and build homes at 100% vinyl. Said has a neighbor that did not receive notice and is requesting a 30 hold if anything is decided tonight.

Todd Barker said he would look into if the neighbor did not receive verification.

**Steven Roberts resides at 2622 Kalabach Drive Indianapolis, IN**

Steven Roberts is thought this is county. Made reference to working with a Tonya, the Town of Brownsburg does not have a Tonya.

Todd Barker explained that application process and also explained that he has us mixed up with the county and that this is the Town of Brownsburg. He explained that this is 2 separate parcels.

**Brian Stevens resides at 2926 Birchwood Avon, IN**

Brian Stevens asked how it does not affect the parcel. This is downsizing from one parcel to the next. He moved to here to better himself and now he feels that he may have to move again. This will not attract people to come and want to move into his neighborhood. They need to give them the soccer fields and pools that were promised to them.

Don Spencer explained they are not downsizing, the request is to change the Architectural Standards and for a different builder can come in. The value will not be affected.

**Mariee Rarick resides at 8712 BushyPark Drive Brownsburg, IN**

Marie Rarick stated builder built a house next to her that has the same brick and is a smaller home. Said may seem minor but does effect property value.

**Jeff Ball resides at 8429 BushyPark Drive Avon, IN**

Jeff Ball stated he is a fireman and more vinyl will burn hotter and faster. Houses that are 5ft to 10ft next to each other can impact more than one family if there is a fire. Asking for more brick on the houses.

Don Spencer stated the Town of Brownsburg is in the process of updating ordinances and thickness of vinyl is one of the things they are looking at.

Paul Rioux stated that the verbiage is not intended to build in all vinyl, the language can be tweaked, not downsizing, just trying to get Craftman style allowed.

Jack Swalley asked Paul if he needed a motion tonight or could he wait 30days for an answer.

Paul Rioux stated that it could wait.

Paul Rioux stated that people do not want the same house as their neighbors, if different percentage (%) of brick is offered then you can sale more homes.

**Motion:** Jack Swalley made a motion to CONTINUE item PCCA-1-11-1061 to get a better clarification of the amendment language, second by Eric Willman, carried 6-0.

**J. Reports from Officers, Committees and Staff**

1. **None**

**K. Communications & Bills**



1. **None**

L. **Administrative Filings**

1. **None**

**Task List**

M. **Adjournment: 9:11**

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Don Spencer, President

ATTEST:

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Todd A. Barker, AICP, Administrator