

ADVISORY PLAN COMMISSION
Minutes

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

January 22, 2024

The Brownsburg Advisory Plan Commission was convened at 6:00 PM with a moment of silence and the Pledge of Allegiance. A determination of quorum was found.

Members Present: Scott Doehrman, Kent Fillinger, Jeff Humphreys, Richard Miller and Brett Scowden, Board President.

Members Absent: Steve Fletcher, Shawn Pabst

Also Present: Jenna Wertman, AICP- Director.

A. **Motion:** Richard Miller made a motion to **APPROVE** the amendment of the agenda for Officers Election, seconded by Jeff Humphreys, motion carried 5 In Favor/ 0 Opposed/ 0 Abstained.

B. ELECTION OF OFFICERS

1. 2024 President- Brett Scowden

- Brett Scowden was nominated by Jeff Humphreys, Second by Richard Miller.
- There were no other nominations
- Brett Scowden made a motion to close the nomination. All were in favor.

2. 2024 Vice-President – Richard Miller

- Richard Miller was nominated by Jeff Humphreys, Second by Brett Scowden
- There were no other nominations.
- Brett Scowden made a motion to close the nomination. All were in favor.

3. 2024 Recording Secretary – Paola Ranney

- Paola Ranney was nominated by Brett Scowden, Second by Richard Miller
- There were no other nominations.
- Brett Scowden made a motion to close the nominations. All were in favor.

C. APPROVAL OF PREVIOUS MEETING MINUTES

- 1. December 20, 2023 - Regular Meeting

Motion: Jeff Humphreys made a motion to **APPROVE** the December 20, 2023 regular meeting minutes, seconded by Scott Doehrman, motion carried 5 In Favor/ 0 Opposed/ 0 Abstained.

D. APPROVAL OF FINDINGS OF FACT AND REPORTS OF DETERMINATION

PSDP-23-18 MEIJER - 56TH ST AND CR 900 DEVELOPMENT PLAN REVIEW

PCMA-23-8 THE RESERVE AT RONALD REAGAN ZONE MAP AMENDMENT

Motion: Scott Doehrman made a motion to **APPROVE** the Findings of Fact and Reports of Determination for the above cases, seconded by Jeff Humphreys, motion carried 5 In Favor/ 0 Opposed/ 0 Abstained.

E. HEARING OF REQUESTS FOR CONTINUANCES

- 1. NONE

F. DEVELOPMENT PLAN APPROVAL REQUESTS

- 1. NONE

G. OLD BUSINESS

- 1. NONE

H. CONTINUED PUBLIC HEARINGS

- 1. PCCA-23-1 Beacon Pointe Fence Commitment Commitment Amendment

A request to remove a zoning commitment from the Primary Plat related to fencing, related to Lots 122-137 of the Beacon Pointe Subdivision.

ADVERTISED PUBLIC HEARING OPENED AT 6:05 PM

Jenna Wertman presented. She stated this was a continuance from November '2023 and that there are some updated documents. She opened the floor for the legal team.

Mr. Scott Krapf stated the parties have not been able to reach mutual agreement. This matter is now in front of the Board for a determination. Mr. Krapf opened the floor for questions from the Board.

The Board did not have questions.

Applicant Mr. Patrick Cummins stepped up to the stand. He stated that Mr. Krapf statement was enforceability of commitments and those are rules for enforceability of dually recorded commitments. Mr. Cummins stated that this is invalid and that is what he is going to address at this time. He pointed out his understanding of the written commitment. Mr. Cummins proceeded to read his petition to the Board on behalf of the other impacted homeowners.

Resident Steve Fredwell stepped up to the stand. He stated he is the HOA President for Maple Grove. He stated Maple Grove has tried to negotiate and come to an agreement with Beacon Pointe. He stated this has not been possible.

Resident Mr. James Strong stepped to the stand. He stated that if he was notified of the covenant

in place. He would not have purchased the house he is living in now.

Resident David Weyant stepped up to the stand. He had a comment about the unfairness in this matter.

Mr. Cummins stepped up to the stand for one last comment. He pleaded with the Board to remove the commitment.

No questions from the Board.

Motion: Brett Scowden made a motion to **APPROVE** the suspension of rules to not close this public hearing, seconded by Richard Miller, motion carried 5 In Favor/ 0 Opposed / 0 Abstained.

Motion: Kent Fillinger made a motion to **DENY** the PCCA-23-1, seconded by Scott Doehrman, motion carried 4 In Favor (Doehrman, Miller, Humphreys and Fillinger)/ 1 Opposed (Scowden) / 0 Abstained.

ADVERTISED PUBLIC HEARING CLOSED AT 6:21 PM

J. NEW PUBLIC HEARINGS

1. PCPP-23-11 BLOCK A RONALD REAGAN LOGISTICS PARK AT I-74 PRIMARY PLAT

A request for a primary plat approval for a commercial subdivision dividing approximately 52.11 acres into Block A, C, D and Lot 5. This property is located at the northwest corner of Ronald Reagan Parkway and Lacy Knot Drive (segment formerly called Connector Road).
Parcel(s): 32-08-18-105-003.000-016

ADVERTISED PUBLIC HEARING OPENED AT 6:22 PM

Jenna Wertman presented. Jenna stated this project would be completed in phases. She explained the process of the phases. She also talked about driveways, sidewalks and trails. Jenna stated there are some staff recommendations if Board would approve this project. Jenna opened the floor for questions from the Board.

Mr. Humphreys asked about plat modifications. Jenna replied in the affirmative.

Applicant Mr. Shaun Cofer stepped up to the stand. Mr. Cofer explained the plans for the development more in depth and the reasoning for the plan.

Mrs. Gwen Keen stepped up to the stand. She stated there were no requested waivers and they had no issues with the conditions.

ADVERTISED PUBLIC HEARING CLOSED AT 6:37 PM

Motion: Jeff Humphreys made a motion to **APPROVE** PCPP-23-11, with staff conditions, seconded by Kent Fillinger, motion carried 5 In Favor/ 0 Opposed / 0 Abstained.

J. COMMUNICATIONS AND COMMITTEE REPORTS

1. Report from Director of Development Services
 - 2024 Annual Training was presented by the director.

K. MISCELLANEOUS BUSINESS

1. None

L. ADMINISTRATIVE FILINGS


- 1. CPSP-23-15 CHRISTIAN BROTHERS AUTOMOTIVE FINAL PLAT
- 2. PSDP-23-12 DON SCHUMACHER RACE SHOP PARKING LOT REVISION

M. CASES FILED FOR FUTURE MEETINGS

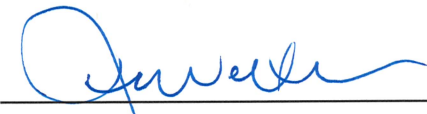
- 1. PSDP-24-1 QUIKTRIP DPR
- 2. PCCZ-23-4 NW CORNER OF CR 700 N & RONALD REAGAN PARKWAY EXT.
CONDITIONAL ZONING

N. ADJOURNMENT

Motion: Jeff Humphreys made a motion to **ADJOURN**, motion carried 5 In Favor/ 0 Opposed/ 0 Abstained at **7:51pm**.



Brett Scowden, President

ATTEST: 

Jenna Wertman, AICP, Administrator