

**TOWN OF PITTSBORO
ADVISORY PLAN COMMISSION**

Tuesday, February 22, 2022

6:00 pm

Pittsboro Administration Building

33 E Main Street, Pittsboro, IN 46167

To watch the live stream of the meeting:

https://townhallstreams.com/towns/pittsboro_IN

In person attendees: Bill Majeske; Breana Love, Secretary; Jim Buddenbaum, Town Attorney; Adam Peaper, Town Planner

1. Call Meeting to Order - President
2. Pledge of Allegiance & Moment of Silence
3. Roll Call- Jason Love, Steve Maple, Jack Swalley, Don Joiner, Jarod Baker, Samantha Crouse
4. Determination of Quorum
5. Election of Officers
 - a. **President** - Jack made motion to keep Steve Maple as president, Jarod seconded. All ayes approved.
 - b. **Vice-President** - Jarod made motion for Jack, Don seconded. All ayes to follow
 - c. **Appointment of Secretary** - Jack made motion for Bre Love to continue as secretary, Steve seconded. All ayes to follow. Motion carries 6-0.
6. Approval of Minutes- Samantha made a motion to approve minutes from December 28, 2021, Don seconded. Minutes approved.
7. Public Comments (not related to public hearings) - None at this time.
8. Old Business - None
9. New Business
 - a. **Public Hearing: Ordinance Amending Section 5.2 Jeff Gordon Boulevard / CR 275 E Overlay District of the Unified Development Ordinance (UDO)**
 - i. Guidelines for a public hearing.
 1. Everyone wishing to speak must provide their name and address, either verbally if attending in person, or with their message if viewing the live stream.

2. Please be direct with your comments. You are welcome to say you agree with any previous speaker.
- ii. The public hearing will now begin.
- iii. Public notice was published in The Republican on February 10, 2022.
- iv. Purpose of the hearing.
 1. Consideration of an ordinance amending UDO Section 5.2 Jeff Gordon Boulevard / CR 275 E. Overlay District with respect to excluded uses, height and area requirements, architectural design requirements, landscaping requirements, parking requirements, access to individual tracts, and other requirements.
- v. Staff introduction- As stated in purpose of hearing.
- vi. Public comments- Brian Estes, via zoom asked if there were other options than a travel plaza. Adam states there is more room in this area for businesses along with a travel plaza. Jarod made mention that if another travel plaza would come to the south side of Jeff Gordon and I-74, it would take some of the car/truck traffic from the current Love's truck stop to help with traffic from Love's and the steel mill combined.
- vii. Written responses the Town has received (if any) - One email on file for review if requested by Christy Williams. Jarod states that he did respond to this email. No other comments.
- viii. Close of public hearing once the public has finished speaking.
- ix. Plan Commission discussion / feedback- Steve states there is a buyer who wants to add commercial developments in an area that currently are not allowed.
- x. Staff to address the concerns that have been raised - None at this time.
- xi. Have the Plan Commission make a motion to the Town Council or a motion to continue the discussion at the March 22, 2022 Plan Commission meeting. A motion to the Town Council should include one of the following:
 1. Favorable recommendation- made by Jarod, Steve seconded. No further discussion. All ayes to follow, motion approved. Resolution 2022-1.
 2. No recommendation
 3. Unfavorable recommendation
10. Potential and/or On-going Enforcement - None at this time.
11. Miscellaneous- None at this time.
12. Board Comments- None.
13. Adjourn - Motion made by Steve, seconded by Jason.

NEXT MEETING: March 22, 2022