

**TOWN OF PITTSBORO
ADVISORY PLAN COMMISSION
AGENDA**

Monday, March 21, 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

1. Call Meeting to Order - President
2. Pledge of Allegiance & Moment of Silence
3. Roll Call
4. Determination of Quorum
5. Approval of Minutes
6. Public Comments (not related to public hearings)
7. Old Business - None
8. New Business
 - a. **Public Hearing: Minor Subdivision Plat – No Address, Northeast Quadrant of I-74 and Jeff Gordon Blvd. (32-03-25-400-008.000-019)**
 - 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 sent to nearby property owners on March 8, 2022 and published in The Republican on March 10, 2022.
 - iv. Purpose of the hearing.
 1. The petition, submitted by Jones Development (Petitioner) and Merritt Farms, LLC (Owner) requests a minor subdivision of one parcel, approximately 26.6 acres in area. The subdivision would result in two proposed lots, one approximately 15.0 acres and the other approximately 11.6 acres.
 - v. Staff introduction.
 - vi. Petitioner comments.
 - vii. Public comments.
 - viii. Written responses the Town has received (if any).

- ix. Close of public hearing once the public has finished speaking.
 - x. Plan Commission discussion / feedback.
 - xi. Staff to address the concerns that have been raised (if any).
 - xii. Have the Plan Commission make a motion to:
 - 1. Approve the minor subdivision plat for Merritt Farms Parcel.
 - 2. Deny the minor subdivision plat for Merritt Farms Parcel (the motion should identify specific deficiencies between the plat and the Town's Unified Development Ordinance).
 - 3. Continue the discussion to the April 26, 2022 Plan Commission Meeting.
- b. Ordinance to rezone 172.6 acres from the Agriculture (A) District to the I-2 Light Industrial District – 8180 Northside Dr, No Address (32-03-25-400-009.000-019), and part of No Address (32-03-25-400-008.000-019)**
- i. Guidelines for the 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. Announce that the public hearing will now be opened.
 - iii. Public notice was sent to nearby property owners on March 8, 2022 and published in The Republican on March 10, 2022.
 - iv. Summarize the purpose of the hearing:

The petition, submitted by Jones Development (Petitioner) and Merritt Farms, LLC and Baldauf Family, LLC (Owners) requests a change of zoning from the Agriculture (A) District to the I-2 Light Industrial District be granted for three parcels of land approximating 172.6 acres for the purpose of constructing a light industrial and warehouse business park.
 - v. Staff introduction.
 - vi. Petitioner comments.
 - vii. Public comments.
 - viii. Close of public hearing once the public has finished speaking.
 - ix. Plan Commission discussion / feedback.
 - x. Staff to address the concerns that have been raised (if any).
 - xi. Petitioner to address the concerns that have been raised (if any).
 - xii. Have the Plan Commission make a motion to the Town Council or a motion to continue the hearing at the April 26, 2022 Plan Commission Meeting. A motion to the Town Council should include one of the following:
 - 1. Favorable recommendation (may include the condition of certain written commitments)
 - 2. No recommendation

3. Unfavorable recommendation

c. Annexation Zoning Recommendation for approximately 84 acres - No Address (32-02-30-100-002.000-018), No Address (32-02-30-100-003.000-018), part of No Address (32-03-25-200-003.000-018), and part of No Address (32-03-25-400-006.000-018)

- i. Guidelines for the 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. Announce that the public hearing will now be opened.
- iii. Public notice was sent to nearby property owners on March 8, 2022 and published in The Republican on March 10, 2022.
- iv. Summarize the purpose of the hearing:

The petition, submitted by Bill Alexander, Marcia Donner, and Karen Hiland (Petitioners) requests voluntary annexation of approximately 84 acres of property located at the above referenced parcel numbers. The Petitioner requests that the subject real estate be annexed into the Town of Pittsboro with an I-2 Light Industrial Zoning District classification. The subject property is currently zoned in the HB-Highway Business district in Hendricks County's jurisdiction.
- v. Staff introduction.
- vi. Petitioner comments.
- vii. Public comments.
- viii. Close of public hearing once the public has finished speaking.
- ix. Plan Commission discussion / feedback.
- x. Staff to address the concerns that have been raised (if any).
- xi. Petitioner to address the concerns that have been raised (if any).
- xii. Have the Plan Commission make a motion to the Town Council or a motion to continue the hearing at the April 26, 2022 Plan Commission Meeting. A motion to the Town Council should include one of the following:
 1. Favorable recommendation
 2. No recommendation
 3. Unfavorable recommendation

d. Annexation Zoning Recommendation for approximately 34.3 acres - No Address (32-03-35-100-003.000-018)

- i. Guidelines for the 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. Announce that the public hearing will now be opened.
 - iii. Public notice was sent to nearby property owners on March 8, 2022 and published in The Republican on March 10, 2022.
 - iv. Summarize the purpose of the hearing:
The petition, submitted by Dale A. Bunch, Trustee of Dale Allen Bunch Revocable Living Trust (Petitioner) requests voluntary annexation of approximately 34.3 acres of property with the parcel number 32-03-35-100-003.000-018. The Petitioner requests that the subject real estate be annexed into the Town of Pittsboro with an I-2 Light Industrial Zoning District classification. The subject property is currently zoned in the AGR – Agriculture Residential district in Hendricks County’s jurisdiction.
 - v. Staff introduction.
 - vi. Petitioner comments.
 - vii. Public comments.
 - viii. Close of public hearing once the public has finished speaking.
 - ix. Plan Commission discussion / feedback.
 - x. Staff to address the concerns that have been raised (if any).
 - xi. Petitioner to address the concerns that have been raised (if any).
 - xii. Have the Plan Commission make a motion to the Town Council or a motion to continue the hearing at the April 26, 2022 Plan Commission Meeting. A motion to the Town Council should include one of the following:
 1. Favorable recommendation
 2. No recommendation
 3. Unfavorable recommendation
- e. Annexation Zoning Recommendation for approximately 0.50 acres – No Address (32-02-31-400-003.000-018)**
- i. This is not a public hearing as the proposed zoning recommendation reflects current use of the property, but the Plan Commission may choose to allow public comment on the matter.
 - ii. Summarize the purpose of the discussion:
The petition, submitted by the Town of Pittsboro (Petitioner) requests voluntary annexation of approximately 0.50 acres of property with the parcel number 32-02-31-400-003.000-018. The Petitioner requests that the subject real estate be annexed into the Town of Pittsboro with an “OS” Open Space Zoning District classification. The

subject property is currently zoned in the RB- Single Family Residential district in Hendricks County's jurisdiction.

- iii. Staff introduction.
- iv. Plan Commission discussion / feedback.
- v. Have the Plan Commission make a motion to the Town Council or a motion to continue the hearing at the April 26, 2022 Plan Commission Meeting. A motion to the Town Council should include one of the following:
 - 1. Favorable recommendation
 - 2. No recommendation
 - 3. Unfavorable recommendation

f. Resolution amending the established speed limit on Scott Street to 20 miles per hour.

- i. This is not a public hearing, but the Plan Commission may choose to allow public comment on the matter.
- ii. Summarize the purpose of the discussion:
The resolution, initiated by the Town of Pittsboro seeks to reduce the speed limit along Scott Street from 30 miles per hour to 20 miles per hour.
- iii. Staff introduction.
- iv. Plan Commission discussion / feedback.
- v. Have the Plan Commission make a motion to:
 - 1. Approve the resolution.
 - 2. Deny the resolution.
 - 3. Continue the discussion to the April 26, 2022 Plan Commission Meeting.

- 9. Potential and/or On-going Enforcement
- 10. Miscellaneous
- 11. Board Comments
- 12. Adjourn

NEXT MEETING: April 26, 2022