

## ADVISORY PLAN COMMISSION MINUTES

Monday, March 21, 2022

6:00 pm

**Members Present:** Steve Maple; Cathy Vandivier; Jack Swalley; Jarrod Baker; Jason Love; Samantha Crouse

**Members Absent:** Don Joiner

**Staff:** Adam Peaper, Town Planner; Breana Love, Secretary.

**Attendees:** Bill Majeski; Lynn Love; Patricia Waters; Andy Kult; Cameron Cooper; Andi Metzler; Deb Gibbs; J. Daniel Gibbs; Donna Stucker;

The Meeting was called to Order - By Steve Maple

1. We gave the Pledge of Allegiance & had a Moment of Silence
2. Steve did a Roll Call- and 6 of 7 members were present.
3. Therefore we have a Quorum
4. Minutes from February 22, 2022: Steve moved to approve, Samantha Crouse seconded. Motion passes 4-1, Cathy Vandivier abstains as she was not present at the last meeting.
5. We had no Public Comments (not related to public hearings).
6. We had no Old Business
7. New Business
  0. **Public Hearing: Minor Subdivision Plat – No Address, Northeast Quadrant of I-74 and Jeff Gordon Blvd. (32-03-25-400-008.000-019)**
    0. Steve read the Guidelines for a public hearing.
      0. 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.
      1. Please be direct with your comments. You are welcome to say you agree with any previous speaker.
    1. Steve stated that the public hearing will now begin.
    2. Public notice was sent to nearby property owners on March 8, 2022 and published in The Republican on March 10, 2022.
    3. Purpose of the hearing.
      0. 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.
    4. Adam Peaper- This is necessary to change as parcels in this area have different zoning districts.

5. Petitioner comments- Andi Metzel (Taff law firm), representing Jones Development, discusses the parcels and what to merge together in order to subdivide.
6. We have no Public comments.
7. The Town has not received any written responses.
8. Steve closed the public hearing once the public had finished speaking.
9. There was no Plan Commission.
10. There were no concerns for the staff to discuss.
11. Steve asked the Plan Commission make a motion to:
  0. Jarrod Baker moved that we approve the minor subdivision plat for Merritt Farms Parcel-. Jack Swalley seconded. All eyes to follow, motion approved 6-0. Resolution 2022-2.

**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)**

.Steve gave the guidelines for the public hearing.

0. 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.
1. Please be direct with your comments. You are welcome to say you agree with any previous speaker.
  - i. Steve announced that the public hearing will now be opened.
  - ii. Public notice was sent to nearby property owners on March 8, 2022 and published in The Republican on March 10, 2022.
  - iii. Steve 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.

i. Staff introduction- Adam

ii. Petitioner comments- Andi Metzel (Taff law firm), discussed the need for change to I2, light industrial.

iii. We had no public comments.

iv. Steve closed the public hearing once the public had finished speaking.

v. Plan Commission discussion / feedback- Samantha asking about the amount of traffic coming in with warehouse buildings. What is the plan for roadways? Andi states it depends on the size of buildings built. Steve states there is a traffic study being done in coordination with the state in order to see if there are needed changes to the interstate. Per Andi, no commitments to the buildings at this time. Cam Cooper (Jones Development) states this is preliminary, zoning needs done before can attract buyers.

vi. There were no concerns for the staff to discuss.

i. Steve asked the Plan Commission to 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:

0. Favorable recommendation (may include the condition of certain written commitments)- Motion made by Jack, seconded by Steve. Motion approved. Passes 6-0.

**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)**

.Again, Steve gave the guidelines for the public hearing.

0. 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.

1. Please be direct with your comments. You are welcome to say you agree with any previous speaker.

i. Steve announced that the public hearing will now be opened.

ii. Public notice was sent to nearby property owners on March 8, 2022 and published in The Republican on March 10, 2022.

iii. Steve 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 Agricultural - vacant land in Hendricks County's jurisdiction.

i. Staff introduction-

ii. Petitioner comments- Andi Metzger, the issue tonight isn't about the annexation but about the changing of the zoning in order to keep all previously mentioned properties to I-2.

iii. Public comments- Debbie Gibbs, mother of property owner adjacent to the properties in question. Debbie is concerned about property value. Per Jarrod and Jason both, there is no concern for changing I-2 to any higher industrial zoning at this time. Samantha asked if the surrounding property owners were approached about being purchased. Cam cannot answer that question. Andi states the property owners were asked if they were interested in being purchased and once the owners declined, they were no longer included in decisions. Lynn Love, states the project they are working on in Whiteland has a large berm which makes it look better for the row of homes that are adjacent.

iv. Steve closed the public hearing once the public had finished speaking.

- v. Plan Commission discussion / feedback.
- vi. Adam addressed the concerns that were raised.
- vii. Petitioner to address the concerns that have been raised (if any).
- viii. Steve asked the Plan Commission to 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:
  - 0. Favorable recommendation- Motion made by Steve, Jarrod seconded. All ayes to follow, motion carries 6-0.

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

- . Steve gave guidelines for the public hearing.
  - 0. 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.
  - 1. Please be direct with your comments. You are welcome to say you agree with any previous speaker.
- i. Steve announced that the public hearing will now be opened.
- ii. Public notice was sent to nearby property owners on March 8, 2022 and published in The Republican on March 10, 2022.
- iii. 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.
- i. Adam- As above, rezoning in order to annex.
- ii. Petitioner comments- Andy Cult, C&J Real Properties is the new owner of the property. They plan to use the property for the C&J Wells.
- iii. Public comments- None
- iv. Steve closed the hearing once the public hds finished speaking.
- v. Plan Commission discussion / feedback- Samantha asking about one property owner adjacent to property. Jarrod states property owner came to Council meeting last week and is in favor provided there are no drainage issues. .
- vi. Steve asked the Plan Commission to 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:
  - 0. Favorable recommendation- Motion made by Jarrod, seconded by Jason. All ayes to follow.

**e. Annexation Zoning Recommendation for approximately 0.50 acres – No Address (32-02-31-400-003.000-018)**

.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.

i.Steve 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.

i.Staff introduction

ii.Steve opened it up for Plan Commission discussion / feedback.- Small land area (½ arce) that the Town would like to make into a walking trail.

iii.Steve asked the Have the Plan Commission to 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:

0. Favorable recommendation- Jason made motion, Jarrod seconded. All ayes to follow. Motion approved.

**f. Resolution amending the established speed limit on Scott Street to 20 miles per hour. --- This is not APC issue, this is for Town Council. Item dismissed and not addressed now.**

1. Potential and/or On-going Enforcement- None
2. Miscellaneous- None.
3. Board Comments- Jack has an update on the interstate overlay, hopefully will have an update at the next meeting. Cathy questioning complaints and enforcing them.

Adjourn- Motion made by Samantha, seconded by Jason.

**NEXT MEETING April 26, 202**

March 21<sup>nd</sup>, 2022 APC meeting minutes approved at the May 2<sup>th</sup>, 2022, APC meeting.

## Advisory Plan Commission

Steve Maple (President)



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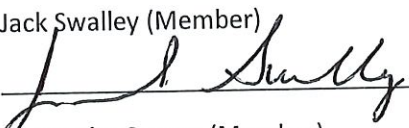
Don Joiner (Member)

Absent

Jason Love (Member)

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Jack Swalley (Member)

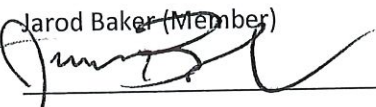


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Samantha Crouse (Member)

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Jarod Baker (Member)

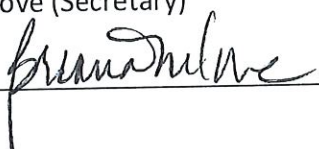


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Cathy Vandivier (Member)

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Bre Love (Secretary)



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ADVISORY PLAN  
COMMISSION

3-21-22

(Mondays)

NAME	Address
Bill Majeske Andi KULT	4542 Quail Creek Tr. S. PO BOX 207, DANVILLE
Cameron Cooper	4520 Madison Ave suite 100 KC, MO
ANDI METZEL	TAPT, ONE INDIANA SQUARE, Suite 3500, 46204
Dede Gibbos	Parent & Realtor J. Daniel Gibbos
Lynn T. LOVE	PO 246, P. HSBORO
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