**TOWN OF PITTSBORO**

**ADVISORY PLAN COMMISSION**

**AGENDA**

**Tuesday, March 26, 2024**

**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
   1. **REOPEN 2024-APC-XX Public Hearing: Town of Pittsboro Property Rezone**
      * 1. The public meeting was closed on February 27, 2024.
        2. The board needs to reopen case 2024-APC-04 since you voted to recommend approval to the Town Council.
        3. Reopen the public meeting.
        4. You can either close the public meeting or keep it open and resume it at the next meeting.
        5. Plan Commission member makes motion to table to April 23, 2024
   2. **Ordinance Amendment 2024-APC-06 Continuation:**  FI Flex Industrial District. A new zoning district that would provide flexibility in types of industrial and other compatible uses and standards for industrial mixed use.
      1. The public meeting was closed at the last Plan Commission Meeting. If you want to allow the public to comment, then you will have to re-open the public meeting.
         1. If you re-open the public meeting, remind everyone about the guidelines for a public hearing.
            1. Everyone wishing to speak must provide their name and address, either verbally if attending in person, or in a chat message if viewing the live stream.
            2. Please be direct with your comments. You are welcome to say you agree with any previous speaker.
      2. Public notice was published in The Republican on February 08, 2024 and continued at the February 27, 2024 meeting.
      3. Purpose of the hearing.
         1. Consideration of the FI Flex Industrial District, a new zoning district with standards for industrial mixed use.
      4. Staff Present Updates.
      5. Public comments (If the public meeting was reopened, if not then go to item viii.
      6. Written responses the Town has received (if any).
      7. Close of public hearing once the public has finished speaking.
      8. Plan Commission discussion / feedback.
      9. Staff to address the concerns that have been raised (if any).
      10. Have the Plan Commission “I make a \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ to Town Council to approve case **2024-APC-06 Flex Industrial District** Ordinance. The following options could be used in the blank:
          1. Favorable recommendation
          2. No recommendation
          3. Unfavorable recommendation
   3. **Ordinance Amendment 2024-APC-04 Continuation**: Appendix A: Schedule of Uses. Update to the schedule of uses to add new uses and a new zoning district to the schedule of uses.
      1. The public meeting was closed at the last Plan Commission Meeting. If you want to allow the public to comment, then you will have to re-open the public meeting.
         1. If you re-open the public meeting, remind everyone about the guidelines for a public hearing.
            1. Everyone wishing to speak must provide their name and address, either verbally if attending in person, or in a chat message if viewing the live stream.
            2. Please be direct with your comments. You are welcome to say you agree with any previous speaker.
      2. Public notice was published in The Republican on February 08, 2024 and continued at the February 27, 2024 meeting.
      3. Purpose of the hearing.
         1. Consideration of an update to the Schedule of Uses to add the FI Flex Industrial district to the Schedule of Uses.
      4. Staff Present Updates.
      5. Public comments (If the public meeting was reopened, if not then go to item viii.
      6. Written responses the Town has received (if any).
      7. Close of public hearing once the public has finished speaking.
      8. Plan Commission discussion / feedback.
      9. Staff to address the concerns that have been raised (if any).
      10. Have the Plan Commission “I make a \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ to Town Council to approve case **2024-APC-04 Schedule of Uses** Ordinance. The following options could be used in the blank:
          1. Favorable recommendation
          2. No recommendation
          3. Unfavorable recommendation
   4. **Ordinance Amendment 2024-APC-13 (Formerly 2024-APC-03) Continuation**: General Changes. Identified general changes to the UDO including fixing page numbering, adding uses, adding definitions for new uses, establishing parking standards for new uses, and updating the buffer standards table.
      1. The public meeting was closed at the last Plan Commission Meeting. If you want to allow the public to comment, then you will have to re-open the public meeting.
         1. If you re-open the public meeting, remind everyone about the guidelines for a public hearing.
            1. Everyone wishing to speak must provide their name and address, either verbally if attending in person, or in a chat message if viewing the live stream.
            2. Please be direct with your comments. You are welcome to say you agree with any previous speaker.
      2. Public notice was published in The Republican on February 08, 2024 and continued at the February 27, 2024 meeting.
      3. Purpose of the hearing.
         1. Consideration of General Changes to the ordinance including fixing page numbering, adding uses, adding definitions for new uses, establishing parking standards for new uses, and updating the buffer standards table.
      4. Staff Present Updates.
      5. Public comments (If the public meeting was reopened, if not then go to item viii.
      6. Written responses the Town has received (if any).
      7. Close of public hearing once the public has finished speaking.
      8. Plan Commission discussion / feedback.
      9. Staff to address the concerns that have been raised (if any).
      10. Have the Plan Commission “I make a \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ to Town Council to approve case **2024-APC-13 General Changes** Ordinance. The following options could be used in the blank:
          1. Favorable recommendation
          2. No recommendation
          3. Unfavorable recommendation
8. New Business
   1. **2024-APC-14 Fleece Site Plan Review.** 
      1. Staff introduction.
      2. Public comments.
      3. Written responses the Town has received (if any).
      4. Plan Commission discussion / feedback.
      5. Staff to address the concerns that have been raised (if any).
      6. Have the Plan Commission make a motion regarding the site plan review to either:
         1. Approve
         2. Approve with Conditions
         3. Deny
   2. **2024-APC-15 Dayton Logistics, LLC Annexation Zone Recommendation.** A recommendation to apply the “I-3” Industrial 3 Zoning District to the potential annexation area of 19.9 acres of property located at 7750 N County Road 150 E, Pittsboro, Indiana 46167.
      1. Staff introduction.
      2. Plan Commission discussion / feedback.
      3. Staff to address the concerns that have been raised (if any).
      4. Have the Plan Commission make a motion recommending that Parcel 1 of the parent tract be zoned to the “I-3” Industrial 3 zoning district to the Town Council to either:
         1. Favorable recommendation
         2. Offer a different zoning classification
         3. Table to April 23, 2024 Plan Commission Meeting
   3. **2024-APC-16 Alexander Annexation Zone Recommendation.** A recommendation to apply the “I-2” Industrial Zoning District to the potential annexation area of 6.13 acres of property located on 8425 Jeff Gordon Boulevard, Pittsboro, Indiana 46167.
      1. Staff introduction.
      2. Plan Commission discussion / feedback.
      3. Staff to address the concerns that have been raised (if any).
      4. Have the Plan Commission make a motion recommending that the parcel be zoned to the “I-2” Industrial 2 zoning district to the Town Council to either:
         1. Favorable recommendation
         2. Offer a different zoning classification
         3. Table to April 23, 2024 Plan Commission Meeting
   4. **2024-APC-17 Resolution Assigning Street Address 7750 N County Road 150 E. (Dayton Logistics Parcel 1).** A resolution assigning an address to parcel 1.
      1. Staff introduction.
      2. Plan Commission discussion / feedback.
      3. Staff to address the concerns that have been raised (if any).
      4. Have the Plan Commission make a motion regarding the address to either:
         1. Approve
         2. Deny
   5. **2024-APC-18 Resolution Assigning Street Address 8425 Jeff Gordon Boulevard.** A resolution assigning an address to parcel 1.
      1. Staff introduction.
      2. Plan Commission discussion / feedback.
      3. Staff to address the concerns that have been raised (if any).
      4. Have the Plan Commission make a motion regarding the address to either:
         1. Approve
         2. Deny
9. Potential and/or On-going Enforcement
10. Miscellaneous
11. Board Comments
12. Adjourn

**NEXT MEETING: April 23, 2024**