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**TOWN OF PITTSBORO
ADVISORY PLAN COMMISSION MINUTES**

Tuesday, March 26, 2024

6:00 pm

**Pittsboro Administration Building
33 E Main Street, Pittsboro, IN 46167**

Members Present: Steve Maple; Lisa Abbott; Jarod Baker; Jack Swalley; Cathy Vandivier @ 6:06pm Jason Anderson; Zach Buchanan at 6:13pm.

Members Absent: None

Staff present: Breana Love, Secretary; Jim Buddenbaum, Town Attorney; Town Planner

Attendees in person: See list attached.

To watch the live stream of the meeting:

https://townhallstreams.com/towns/pittsboro_IN

1. Steve Maple Called the Meeting to Order
2. Steve led us in the Pledge of Allegiance & Moment of Silence
3. Roll Call- Lisa Abbott, Steve Maple, Jack Swalley, Jarod Baker - noted Jason Anderson and Zach Buchanan entered at a later time.
4. Five of seven member present that Determines that we have a Quorum
5. Steve3 made a motion to approve February 27, 2024 minutes it was seconded by Jarod . All ayes to follow, motion approved. (5-0)
6. Public Comments (not related to public hearings) None
7. Old Business
 - a. Reopen 2024-APC-XX Public Hearing: Town of Pittsboro Property Rezone (33 East Main)
 - i. The public meeting was closed on February 27, 2024.
Motion made by Jarod, second by Steve to continue at April 23, 2024 meeting. It passed (4-2) with Cathy, Steve, Jarod and Jason voting yes and Lisa and Jack voting no.

- b. Ordinance Amendment 2024-APC-06 Continuation: FI Flex District. A new zoning district that would provide flexibility in types of industrial and other compatible uses and standards for industrial mixed use.
 - i. The public meeting was closed at the last Planning Commission meeting.
 - ii. The hearing was reopened with a vote of 7-0.
 - iii. Public notice was published in The Republican on February 8, 2024 and continued at the February 27, 2024 meeting.
 - iv. Purpose- consideration of the F1 Flex Industrial District, a new zoning district with standards for industrial mixed use.
 - v. Public comment- None.
 - vi. Written responses- None.
 - vii. Steve closed the public hearing.
 - viii. Plan commission discussion.
 - ix. Motion to make favorable recommendation to be sent to town council made by Jack, seconded by Jarod. Motion carries 7-0.
- c. Ordinance Amendment 2024-APC-20 Continuation: Appendix A: Schedule of Uses. Update to the schedule of used to add new uses and a new zoning district to the schedule of uses.
 - i. The public meeting was closed at the last Planning Commission meeting.
 - ii. The hearing was reopened with a vote of 7-0.
 - iii. Public notice was published in The Republican on February 8, 2024 and continued at the February 27, 2024 meeting.
 - iv. Purpose of hearing: Consideration of an update to the Schedule of Uses to add the F1 Flex Industrial district to the Schedule of Uses.
 - v. Staff updates- procedure is the same, add district to Schedule of Uses.
 - vi. Public comments- Brian Estes asking what are the uses? Steve responded it is in regards to the flex district, Steve to provide a copy for review.

- viii. Written responses- None.
 - ix. Steve closed the public hearing
 - x. Planning Commission discussion- Jack briefly explained the zoning districts and what is allowed on them.
 - xi. Jarod made a favorable recommendation, Jack seconded. All ayes to follow, motion carries 7-0.
- d. Ordinance Amendment 2024-APC-13 (Formerly 2024-APC-03) Continuation: General changes, identified general changes to the UDO including fixing page number, adding users, adding definitions for new uses, establishing parking standards for new uses, and updating the buffer standards table.
- i. The public meeting was closed at the last Plan Commission Meeting.
 - ii. Motion to open the Public hearing made by Jarod, seconded by Zach.
 - iii. Public notice was published in The Republican on February 8, 2024 and continued at the February 27, 2024 meeting.
 - iv. Purpose of hearing: Consideration of general changes to the ordinance including fixing page numbering, adding uses, adding definitions for new uses, establishing parking standards for the new uses and updating the buffer standards table.
 - v. Public comments- None.
 - vi. Written responses- None.
 - vii. Steve closed public hearing.
 - viii. Planning Commission feedback- none.
 - ix. Motion to make favorable motion to send to Town Council made by Steve, seconded by Jarod. All ayes to follow, motion carries 7-0.
8. New Business
- a. 2024-APC-14 Fleece Site Plan Review
 - i. Staff introduction- 116265 square foot light industrial unit/site improvement
 - ii. PUblic comments-None.
 - iii. Written responses received by town- None.
 - iv. Plan Commission discussion- Jack noted this would be a great investment.

- v. There were no concerns to address.
 - vi. Jack makes motion to approve plans, Lisa seconded. All eyes to follow, motion to approve carries 7-0.
- b. 2024-APC-15 Dayton Logistics, LLC annexation zone recommendation- A recommendation to apply the "I-3" Industrial 3 Zoning District to potential annexation of an area of 19.29 acres of property located at 7750 N County Road 150 East, Pittsboro, IN 46167.
- i. Staff introduction- Noted above, only apply when the property is annexed. Notes, the intent is to place fuel tanks for storage only.
 - ii. Plan Commission feedback- Jack states the property changing may not be contiguous to the town and changing the rezone needs to be noticed by property owners first in order to discuss and ask questions.
 - iii. Steve made a motion to send a favorable recommendation- made by it was seconded by Jarod the motion failed (3-4) with Jason, Steve, and Jarod for the motion and Cathy, Lisa Jack and Zack opposed to the motion.. Lisa, Jason, Jack, Zach and Jarod all denied motion. Motion to continue made by Jack, Jason seconded. It passed (6-1) with Steve voting no
- c. 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, IN 46167.
- i. Staff introduction- As noted above
 - ii. Plan commission feedback- Jack states this is contingent on annexation. The property that is now classified as Agricultural would need to be rezoned first. Andy Kult, petitioner representative states the property is not split yet, it is still 13 acres and the town is to annex 6.13 acres.
 - iii. 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. Jarod made a motion for a favorable recommendation as the rezoning from AG would only add to the process. Zach, seconded. it passed (4-3) with Lisa, Jason and Jack voting against motion.
 - d. 2024-APC-17 Resolution Assigning Street Address to 7750 North County Road 150 East (Dayton Logistics)-
 - i. Staff introduction.
 - ii. Plan commission feedback.
 - iii. A motion was made by Jarod to table this until the next meeting as it is dependent on previously discussed use. Jack seconded. All ayes to follow. motion to table this for now approved 7-0.
 - di. 2024-APC-18 Resolution to Assigning Street Address 8425 Jeff Gordon Boulevard-
 - i. Staff introduction.
 - ii. Plan commission feedback- None.
 - iii. Staff to address concerns- None.
 - iv. Have the Plan Commission make a motion regarding the address
 1. A motion to approve made by Jarod, second by Jason. All ayes to follow, motion approved (7-0).
9. Potential/on-going enforcement- None.
10. Miscellaneous- None.
11. Board comments- none.
12. Adjourn- motion to adjourn made by Jarod, second by Jack, motion carries 7-0.

Next meeting April 23, 2024

Advisory Plan Commission Meeting

3/26/24

Name / Address

Bill Majeala - 4342 Quail Creek Tr. S.
 Ron Stewart - 7514 N 150 E
 Rev Austin Pittsboro
 Rep. Mark Bass 224 Den Tract
 Brian Estes 130 Lakeside
 Whitney Brewer 7578 N 150 E
 David Price 46 Woodview Drive
 Kyle Martin 108 Woodview Drive
 Bailey Patek 7403 N 150 E
 Scott DeFek 6599 Fenway St
 Springdeath 80 Woodview
 Margaret Hanson 128 Lakeside Dr.
 Madison Dodge 1436 E US Hwy 136
 Kenneth Schewe 122 Lakeside Dr
 Josh & Amy Batts 7623 N 150 E
 Bud & Blanche 8264 N 500 E.
 Evelyn Fleece 2400 Commerce Way
 N. K. 1321 E 136
 Jeff Perrin 2400 Commerce Way
 L. Nathan 137 Lakeside Dr.
 John & Jean Lurker 129 Lakeside Dr