

**TOWN OF PITTSBORO  
ADVISORY PLAN COMMISSION  
AGENDA**

**Tuesday, April 23, 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](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
  - a. **Rezone 33 E Main Street, Pittsboro, Indiana, 46167. WITHDRAWN:** Petitioner has withdrawn the application. No action is needed by the Plan Commission.
  - b. **Ordinance Amendment 2024-APC-21: Changes Returned From Council:** Appendix A: Schedule of Uses. Town Council Made 2 changes to the schedule of uses including changing Dwelling, Residential Conversion from “P- Permitted” to “S- Special Exception” and Multi-family from “P – Permitted” to “S – Special Exception”
    - i. This is not a public hearing.
    - ii. The Plan Commission cannot consider anything else but these two changes the Town Council sent back to them.
    - iii. You have 45 days to consider this change. If you fail to act within 45 days the ordinance stands as passed by the Town Council on the date in which the change was proposed by the Town Council.
    - iv. If the Plan Commission approves the changes, then it becomes effective the date the Town Council recommended the change.
    - v. If the Plan Commission rejects the change, the only way it takes effect is if the Town Council holds another vote, affirming the change after the Plan Commission certifies its rejection of the change.
    - vi. Staff presents any updated information to the Plan Commission.
    - vii. Plan Commission discussion.

- viii. Staff to address any concerns that have been raised.
- ix. The Plan Commission makes a motion. "I make a motion to accept/reject the Pittsboro Town Council changes to **Appendix A: Schedule of Uses Ordinance**.

8. New Business

- a. **2024-APC-22 Ark Park, LLC Rezone:** Ark Park, LLC rezone of approximately 16.48 acres of property located at the intersection of Anthony Drive & W. Kam Drive, Pittsboro, IN 46167. The rezone is from Highway Business (HB) to Flex Industrial (FI).
  - i. Guidelines for a public hearing.
    - 1. Everyone wishing to speak must provide their name and address, verbally.
    - 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 April 4, 2024.
  - iv. The purpose of the hearing is to rezone the 5 parcels in Ark Park from HB Highway Business to FI Flex Industrial.
  - v. Staff introduction.
  - vi. Public comments.
  - vii. Written responses the Town has received (if any).
  - 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. Have the Plan Commission make a motion to either:
    - 1. Approve
    - 2. Approve with Conditions
    - 3. Deny

9. Potential and/or On-going Enforcement

10. Miscellaneous

11. Board Comments

12. Adjourn

**NEXT MEETING: May 28, 2024\***

\*Please note, this is the day after Memorial Day