

**TOWN OF PITTSBORO
ADVISORY PLAN COMMISSION
AGENDA**

Tuesday, January 27, 2026

6:00 pm

Pittsboro Administration Building

33 E Main Street, Pittsboro, IN 46167

To watch the live stream of the meeting and comment via chat message:

https://townhallstreams.com/towns/pittsboro_IN

1. Call Meeting to Order - President
2. Pledge of Allegiance & Moment of Silence
3. Roll Call
4. Election of Officers (2026)
 - a. President
 - b. Vice President
 - c. Secretary
5. Determination of Quorum
6. Approval of Minutes
 - a. December 17, 2025
7. Public Comments (not related to public hearings)
8. Old Business
 - a. None
9. New Business
 - a. **2026-APC-01 Greenbelt Homes Rezone.** Rezoning of approximately 19.16 acres from AG Agriculture to FI Flex Industrial. The property is located north of the intersection of Northside Drive and E. County Rd. 850 N.
 - 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 February 6, 2025.
 - iv. Purpose of the hearing.

1. Consideration of a rezone of approximately 19.16 acres from AG Agriculture to FI Flex Industrial.
- v. Staff introduction.
- vi. Petitioner Presentation (If any).
- vii. Public comments (directed to Plan Commission)
- 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. Plan Commission Motion
 1. "I make a motion to forward a favorable recommendation of application **2026-APC-01** to the Pittsboro Town Council for the proposed rezone of approximately 19.16 acres from the AG Agriculture to FI Flex Industrial District based on the 5 criteria for rezonings."
 2. "I make a motion to forward an unfavorable recommendation of application **2026-APC-01** to the Pittsboro Town Council for the proposed rezone of approximately 19.16 acres from the AG Agriculture to FI Flex Industrial District."
 3. "I make a motion to continue application **2026-APC-01** to the February 24, 2026 Advisory Plan Commission Meeting."
- b. **2026-APC-02 Future Land Use map updates.** Discuss and review updates. Planning area has been adjusted to include newly annexed land north of I-74. This includes land planned for various mixed use and industrial land uses. Approved updates would be written into the comprehensive plan based on draft map.
- c. **2026-APC-03 Update to Landscape Standards.** Discussion of draft modification language to landscape buffer to accommodate newly annexed northern areas of the Town to mitigate potential impacts of industrial areas adjacent to agriculture and residential uses. Buffer meant for the highest level of screening between most intense uses and incompatible districts now required between all industrial zones and agriculture zones. Option two for the buffer now allows for berms as separators with required maintenance and dimensions based on the height of a structure. If agreeable, staff can put on February's regular meeting agenda as an UDO Amendment.
- d. **2026-APC-04 Update to Administrative Subdivision Amendment.** Discussion of draft modification language. Section number was changed to 9.14. Prerequisites changed require eligible applicants to have a notarized affidavit consent form. Signed copies of the Letter of Compliance are to be kept at

Town Hall and with the Hendricks County Recorder’s Office. If agreeable, staff can put on February’s regular meeting agenda as an UDO Amendment.

- 10. Miscellaneous
- 11. Board Comments
- 12. Adjourn

SPECIAL MEETING: FEBRUARY 4, 2026
NEXT MEETING: FEBRUARY 24, 2026

Plan Commission Membership

Name	Position	Term	Appointed By:
Jarod Baker (R)	President (2025)	1/1/23-12/31/26	Council
April Wrigley	Vice President (2025) / Town Employee	12/31/2026	Council
Jason Anderson (R)	Secretary (2025) / Citizen	1/1/2025 – 12/31/28	Council President
Gary Golay	Member / Town Employee	12/31/2026	Council
Lisa Abbott (R)	Member / Citizen	12/31/2026	Council President
Kyle Martin (D)	Member / Citizen	1/1/2025 – 12/31/28	Council President
VACANT (D or I)	Member / Citizen	TBD – 12/31/28	Council