

**TOWN OF PITTSBORO
ADVISORY PLAN COMMISSION
AGENDA**

Wednesday, February 4, 2026

6:00 pm

Pittsboro Administration Building

33 East Main Street, Pittsboro, Indiana 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. Public Comments (not related to public hearings)
6. Old Business - None
7. New Business
 - a. **2025-APC-05 Pittsboro Commerce Center Major Secondary Plat Approval**, Opus Development Company, LLC. The property is located at 8108 Northside Drive, Pittsboro. The parcel is approximately 170.25 +/- acres. The property is zoned I-2. The petitioner is requesting the approval of a major secondary plat (subdivision) by creating 4 lots and building a new road.
 - i. Staff introduction.
 - ii. Petitioner presentation.
 - iii. Public comments.
 - iv. Plan Commission discussion / feedback.
 - v. Staff to address the concerns that have been raised (if any).
 - vi. Plan Commission motion to:
 1. For 2025-APC-05 Pittsboro Commerce Center, I **approve** the granting of right-of-way waiver in front of FTI site and **approve** the major secondary plat contingent on final approval by the Technical Advisory Committee with the conditions outline in the staff report because the subdivision complies with the secondary plat standards, and complies with the lot standards of the UDO, is demonstrates good subdivision design, is consistent with the comprehensive plan, and promotes economic development within the town north of I-74 by diving

lots and promoting the development of office/industrial flex businesses in Pittsboro.

2. For 2025-APC-05 Pittsboro Commerce Center, I **deny** the granting of right-of-way waiver in front of FTI site and **approve** the major secondary plat contingent on final approval by the Technical Advisory Committee with the conditions outline in the staff report because the subdivision complies with the secondary plat standards, and complies with the lot standards of the UDO, is demonstrates good subdivision design, is consistent with the comprehensive plan, and promotes economic development within the town north of I-74 by diving lots and promoting the development of office/industrial flex businesses in Pittsboro.
3. For 2025-APC-05 Pittsboro Commerce Center, I **approve** the granting of right-of-way waiver in front of FTI site and **deny** the major secondary plat contingent on final approval by the Technical Advisory Committee with the conditions outline in the staff report because...**[list reasons]**
4. For 2025-APC-05 Pittsboro Commerce Center, I **deny** the granting of right-of-way waiver in front of FTI site and **deny** the major secondary plat contingent on final approval by the Technical Advisory Committee with the conditions outline in the staff report because...**[list reasons]**
5. For 2025-APC-05 Pittsboro Commerce Center, I **recommend tabling the petition** to the February 24, 2026 meeting to allow the petitioner time to make necessary changes and the Technical Advisory Committee to review and make recommendation back to the Plan Commission.

8. Board Comments
9. Adjourn

NEXT REGULAR MEETING: February 24, 2026