



BROWNSBURG

SENTINEL

A News / Commentary Publication

Informative / Insightful

January 31, 2017

TUCKER BARNHART HELPS KICK OFF LITTLE LEAGUE MOVE

On January 27, 2017, the West tour of the Reds Caravan added a stop in Brownsburg. The West Tour included FOX Sports Ohio host Jim Day; catcher Tucker Barnhart; minor league second baseman Shed Long; former Reds catcher Corky Miller; executive advisor to the CEO of the Reds Walt Jocketty; Reds COO Phil Castellini; and mascot Mr. Redlegs.



This was the first time the Red's Caravan had ever come to Brownsburg Tucker Barnhart's hometown to support the Brownsburg Little League.

Last fall when Tucker heard the Little League was being removed from their field because of Downtown Brownsburg development plans. Tucker wanted to help so he was instrumental in connecting Kirk LeBlanc from the Brownsburg Little League with the COO of the Reds and the Executive Director of the Reds Community Fund.

The Executive Director and the CEO of the Reds headed out to Brownsburg to get more information about the pending move and the level of urgency that exists in Brownsburg. June 15, 2017 will be the last game at Arbuckle Acres. The project is big, 6 million dollars, with a tight time line to be ready for April 2018 for this program to continue the success it has had for more than 60 years.

The Reds Community Fund is all about finding more programs like Brownsburg Little League that are doing the right things and already have the engagement of the community. This engagement has already been shown by the Little League partnering with Dr. Snapp and the Brownsburg Community School Corporation. Dr. Snapp showed up at the Little League meeting in November saying there are over 1000 kids in the Little League and they are our kids and the school system wants to help. Then the Little League started working with the Park Board to make this a global project within Brownsburg including several business leaders who were in attendance that day.

The Brownsburg Little league was established in 1951 at Arbuckle Acres with June 15, 2017 being the last game to be played at the park. The Little League is close to finalizing a deal to purchasing a new property just south of St. Malachy Church and School and east of the Crossroads Feed Barn. The Little leagues plans to build a state of the art facility to house the Little League for the next 50 to 100 years. The new complex will be ADA compliant. All fields will be turf infields and grass outfields and be able to serve all ages from **cont to p. 10**

Jan School Board Highlights - Anne Sering



The first regular meeting of the Board of Trustees of Brownsburg Community School Corporation for 2017 took place on January 9. Being the first meeting, Phil Utterback and Eric Hylton were sworn into office by Judge Freese. This will be Mr. Hylton's first term. Mr. Hylton has chosen to forgo receiving the annual School Board member stipend of \$2000. (I suspect that if this amount were divided up by the hours spent it would be less than the minimum wage. Everyone should understand that being a Board member is a civic gift.) Mr. Utterback will be serving his second term. If you remember voting for three people you are correct. Matt Feijie was elected to replace Kim Armstrong and will be sworn in next January. It should be noted that Mr. Freije has been in attendance at all Board meetings in recent months even prior to his election.

The next item of business was to elect the officers for the Board and make appointments for the coming year. Adam Brower was re-elected to the position of President. Jessica Heffernan was elected to the position of Vice President and Phil Utterback as Secretary. Eric Hylton was appointed as Legislative Liaison to the Indiana School Board Association. Jessica Heffernan will remain the Board Representative to the Brownsburg Education Foundation. Phil Utterback will remain as the Board Representative to the Brownsburg Parks and Recreation Department and as Representative to the Brownsburg Redevelopment Commission. Mr. Barry Gardner was reappointed as Corporation Treasurer and Purchasing Agent; Mrs. Sarah Shade and Teresa Hemmerle were appointed as Deputy Treasurers and Assistant Purchasing Agents.

The Regular Board Meeting was suspended to convene as the Board of Finance. Adam Brower was elected Board of Finance President and Phil Utterback Finance Secretary. Mr. Gardner reported on Investments and Investment Policies and then recommended the Board approve the Investment Policy and resolutions authorizing the Investment of Public Funds for Certificates of Deposits and Maturity of Funds Investment Policy. The Corporation will now be permitted to sign on to terms longer than 2 years providing that a limit of 25% is not exceeded. This will be attained by investing smaller amounts maturing in increments maturing at different periods. As I understood, investments would be maturing in 6 month segments so that all were not maturing at the same time. This will give the Corporation more flexibility in the market. Rest assured there are strict state guidelines on the types of investments allowed. The Board of Finance was adjourned and the regular meeting reconvened.

Dr. Snapp and Mr. Brower presented Commendations to High School Principal Bret Daghe for being named District 8 Principal of the year for 2016. He had received this honor previously in 2004. Amber Schroering was recognized for being named State Assistant Principal. She commented that the award was possible when **cont to p. 4**

You may not receive the governance you vote for, you always receive the governance you tolerate. -- The Editor

LETTER FROM / TO THE EDITOR

The town council's year ended on a low note as in an unconscionable act of disrespect, no one from the town council-- Brian Jessen, Dennis Dawes, Sean Benham, Chris Worley, Ashley Bascu town manager's office-- Grant Kleinhenz, Brian Hartsell, nor the clerk-treasurer's office Anne Hathaway attended the December 27th Police Commission meeting, where retiring Police Chief Dove was honored, and incoming Police Chief Joe Grimes was unanimously appointed by the commission. For a collection of public servants who openly proclaim their support of local law enforcement, their lack of attendance defies common sense, logic and reason. This, locally, sets a new low in recognizing those who work in public safety.

Upon closer examination, this is par for the course. As the members of the town council in particular has said they would not micro manage the police department, yet Ashley Bascu had the audacity to ask an ERT team member, if the recent deployment of the emergency response vehicle was warranted.

This publication suggest Mrs. Bascu learn the rules of engagement in the people's forum (town council) before attempting to shut down a citizen whose speech she wanted to marginalize, and keep out of the minds of and off the public record. Once she learns the rules of conduct (rules she herself help draft), perhaps many years from now she may earn the right to question police procedures where human life is on the line.

The start of 2017 began where 2016 left off at a low point, by the town council passing eminent domain to acquire a portion of property to fit their "time line"; while showing careless disregard for negative impact this would have on the negotiating position of the property owner, who was working to sell the entire parcel to a potential developer on the west side of Green Street. Numerous reasons were provided by Grant Kleinhenz, the town manager, justifying this move; however history paints a different picture. Negotiations with the "Envoy" project developer had a firm December 31st deadline. This deadline came and went, negotiations settled early in February. Citizen's questions remain unanswered as to why this group changed their name three times before the contract was finalized.

With history as our guide, (missing earlier negotiating deadlines) there is little reason for the use of eminent domain other than to threaten (and reduce the negotiating position) the owner of the St. Malachy parsonage property with the Paragon Group.

Later during the month, the CEO from Lauth property group spoke in a corporate but firm tone to the Brownsburg Zoning Appeals and Advisory Plan Commission. He and his executive staff attended both meetings to convey their willingness to work with the Town, but had received numerous contradictory directions from both boards, Development Services Department (headed by Todd Barker), and the Town Manager Grant Kleinhenz. People who watch these matters closely, clearly understands why Brownsburg continues to earn it's a reputation of being difficult to deal with. It was clear by those watching, Lauth had become so exhausted over the futility of the four month effort, they were willing to walk away from a 30 million dollar development.(We suggest the council look closely into this matter.)

Once the spot light of accountability was shown on members of the Advisory Plan Commission, they scurried to disavow any knowledge of their ability to act, and attempted to "kick the can" to the town council. To the point where all those behind the dais, including the town attorney lost track of the motion on the floor, and the CEO of Lauth (the petitioner) was forced to step up to the lectern to remind them of the motion the group was attempting to vote on.

One ray of sunshine was the arrival of the Cincinnati Reds Caravan. Hearts young and old raced with anticipation of the return of Brownsburg's own Tucker Barnhart (starting catcher for the Reds), and other fan favorites. Recognizing the decades of recognition

the Brownsburg Little League has afforded the town on the national sporting stage, the Brownsburg Parks Department sent a representative. Not lost on anyone present -- area televised and print media, the Cincinnati Reds players, managers and son of the owner, nor Brownsburg and other area business leaders was the absence of *anyone* from the Town of Brownsburg. No one from the council-- Brian Jessen, Dennis Dawes, Sean Benham, Chris Worley, Ashley Bascu or town manager's office-- Grant Kleinhenz, Brian Hartsell, nor Economic Development Director Greg Anderson bothered to stop by and show support.

Knowledge of these people failing to show respect to members of local law enforcement likely will not leave the county. Missing an easy chance to put one's best foot forward to interact with an elite group of people who operate at a national level is at best an opportunity lost. More likely as the saying goes "You never get a second chance to make a first impression". The Town's collective absence speaks volumes for where providing any assistance to the Little League's move falls on the list of the town's priorities. Given the enthusiasm shown by those present, the town missed a once in a life time opportunity, however the Little League and their project will prevail.

Thank you Tucker and the Cincinnati Reds organization for realizing the value of Brownsburg's Little League program!

Boards & Commission Appointments

Board of Zoning Appeals	David Emery (4 years) Eric Spoonamore (end 12-31-18)
Economic Development Commission All are 4 year appointments	Michael Dowden Joe Dunbar (Hendricks County Council Appointment)
Advisory Plan Commission	Greg Anderson (4 years)
Brownsburg Fire Territory	Brian Jessen (1 year)
Park Board	Judith Kenninger (4 year) Phil Utterback (BCSC Rep.)
Police Commission	Ray Kotarski (2 year) Paul Whalen (2 year)
Redevelopment Authority All are 3 year appointments	Keri Loy Jeff Ball Julie Lacy
Redevelopment Commission All are 1 year appointments	Matt Simpson(new) Matt Browning Joe Hornett Troy Austin Travis Tschaeem Phil Utterback (BCSC non-voting)
B'Burg Improvement Committee All are 1 year appointments	Michael Dowden Joe Hornett Claire Rutledge Todd Wallace Michelle Artmeier
Hendricks County Economic Partnership	Sean Benham
Indianapolis Water Service Advisory Board	Mike Good (1 year)
Metropolitan Planning Organization	Todd Barker Grant Kleinhenz
Wynne Farms All are 1 year appointments	Don Peoples Jay Puckett Jennifer Knox Todd Wallace
Park Impact Fee Board	No Openings

Police Chief Dove Retires

December 27th, 2017

In view of many of the officers who served with him, Chief Dove officially retired ending a 25 year career with the Brownsburg Police Department during the Dec. 27th Police Commission Meeting.

Chief Michael E. Dove graduated from Brownsburg High School in 1987, enlisted with the United States Navy from 1987-1989. Became a Brownsburg Police Department Reserve in 1990 and a Full Time Officer in 1992.

Mike was a Road Officer, Shift Supervisor, Field Training Officer, Stops Instructor, Emergency Vehicle Operations Instructor, Quartermaster and promoted to Corporal in 1998. From 1998 -2000 Mike was a member of the United Drug Task Force and worked undercover. During this time Mike was promoted to Sergeant. 2000-2005

Mike came back to the department and was assigned to the Investigation's Division and promoted to Lieutenant. 2005-2006 Mike was Uniform Commander and Emergency Response Team(ERT) Commander. 2006-2010 he was promoted to Major and became Assistant Chief of Police, he was Chief of Operations. 2010-2017 Chief of Police. Retiring with 30 years of service protecting our nation and the community in which he was raised, resided in, and now looks forward to all the joys of a well earned retirement. "One of the tests of leadership is the ability to recognize a problem before it becomes an emergency." -- Arnold H. Glasow

Thank you sir, for your lifetime of service protecting our nation and our community. -- The Editor



Photo courtesy of the BPD.

Major Grimes Named Police Chief

December 27th, 2017

With the support of the rank and file, the Police Commission voted unanimously to appoint Major Grimes as the new Police Chief replacing the retiring Chief Dove.

Chief Grimes started his law enforcement career as a Reserve Police Officer at Clermont Police Department 1997-1999, Resigned as Sergeant. Hendricks County Jail Deputy 1997-1999. He earned a Bachelor of Science, Criminology from Indiana State University and is a member of the National Criminal Justice Honor Society.



Photo courtesy of the BPD.

Hired by BPD September 1999, Honors Graduate Indiana Law Enforcement Academy 1999, Honor Guard Member of BPD 1999-2016, Field Training Officer 2002-2010 Emergency Response Team 2000-2016, 2000-2008 Operator/Team Leader, 2008-2016 ERT Commander, Promoted as Corporal 2003 K9 Handler 2003-2009, Promoted as Sergeant 2006, Promoted as Lieutenant 2010.

Appointed by Chief Dove as Major, Chief of Operations, 2010 2011 Completed Police Executive Leadership Academy Module 3 and 4 received Leader's Leader Award as nominated by peers. Assigned by Chief Dove as Major, Chief of Support Services, 2012.

Fairness, diligence and sound preparation, professional skill and loyalty are the marks of American leadership -- Gen. Omar Bradley.

Thank you sir, for hearing and accepting the call to lead and serve along side those who protect our community. -- The Editor

GIZMO'S GALLERIA

1012 E. MAIN ST. • BROWNSBURG, IN, 46112

What you Might Find

You Never Know...

HOURS:

- MONDAY THRU FRIDAY ~ 10AM - 7PM
- SATURDAY ~ 9AM - 7PM
- SUNDAY ~ 12PM - 6PM

UP-SCALE

RE-SALE

SOMETHING FOR EVERYONE FROM GUYS TO GALS, TO GIRLS TO BOYS, TO BABIES, TO TOYS, AND LIONS AND TIGERS AND BEARS

OH MY!

CALL FOR DETAILS: 317-350-2399



Advertising in the Sentinel Pays !!!
We have space and plans for all budgets
Contact us at 317.222.1543

NOTE: The opinions expressed by columnists, or in the letter to the editor and/or other publicly submitted content, do not necessarily reflect the views of the staff, owner, advertisers, pickup locations, and supporters associated with the Brownsburg Sentinel.

Publisher / Editor - David Weyant
BROWNSBURG SENTINEL reserves the right to edit, publish or decline any and all materials submitted. For verification day or evening phone numbers must accompany all letters to the Editor. Free on the Web at www.brownsburgsentinel.com. Or in print at many area locations. Phone 1.317.222.1543 Email: editor@brownsburgsentinel.com U.S. Mail P.O. Box 513 • Brownsburg, IN

LEGAL STUFF Advertising in the Brownsburg Sentinel is offered for informational purposes only and by doing so advertisers make no representations of acceptance or endorsement of the content, views, or opinions offered herein. Businesses display this publication (a.k.a. "pick up location") as a community service, these businesses make no representation of acceptance or endorsement of the content, views, or opinions offered herein. The Brownsburg Sentinel presents advertisements from businesses for informational purposes only and by doing so The Brownsburg Sentinel makes no representations of acceptance or endorsement of said businesses. The Brownsburg Sentinel makes no representations of acceptance or endorsement of businesses which display this publication we understand they do so as a community service.

Jan School Board Highlights - *continued from page 1*

'excellence surrounds'. Ms. Schroering is at East Middle School. Mr. Daghe has been with BCSC for 20 years and Ms. Schroering for 10.

This month's Character Presentation on Integrity was presented by Delaware Trail Counselor Kate Althoff. She prepared a video of children explaining what integrity meant and how the trait was taught to the students. As one who had to strain to hear the children other teachers brought to the meeting, the video was much more explanative and understandable. It is nice to see the children from the schools; however, the environment with which they have to work is less than desirable.

Mrs. Jennifer Nanny and Dylan Nichols recognized Sandy Hopkins and Paul Trammel for their support to the American Heart Association. Dylan, a heart survivor, wanted to personally thank the Physical Education teachers. Dylan attends White Lick Elementary; Mrs. Hopkins works at Delaware Trail; and Paul Trimmel works at Reagan Elementary.

Nick Meyerose gave his annual report on the Transportation Department. By the numbers there are 85 yellow buses, 9 white buses, 3 office staff, 5 mechanics, and 97 permanent drivers and aides. It takes 9 buses to get the students to Eagle Elementary, 8 buses each for Delaware Trail and White Lick, and 7 buses each for the remaining 3 elementary schools. The average load for elementary buses is sixty. The transportation department also makes special runs to Ben Davis for Area 31 students, to the Deaf School, shuttling high school students to East Elementary (to relieve crowding at the high school), special education field trips to stores in order to learn how to shop, Preschool children, and for students classified as homeless to attend their home school (this is a government edict). The Transportation Department has 2 driver-trainers. New bus drivers receive 20 hours of classroom training, drive with the trainer for 2 to 3 weeks and are under mentorship for 6 months. 96% of the new drivers pass their CDL exam the first time. The drivers attend 4 Professional Development sessions in a year. The three completed so far are: Parent Communication, Student Management, and Medical Emergencies. The office is manned from 5:30 a.m. to 5:30 p.m.

Deviating from his usual topics, Chief Operations Officer John Voigt discussed another aspect of special procedures performed by the Transportation Department. Bi-monthly BCSC Chief of Police Jennifer Wing reviews the sex offenders listing. She is notified when someone moves into the district by the Sheriff. This sometimes means bus routes are sometimes altered to prevent a child from having to walk by the place an offender is living. Mr. Voigt also reported on upcoming bids on future construction and the 900 lap tops Mr. Jason Starkweather was able to obtain for under \$145. That is for all not the price per each. Mr. Voigt also reported that BCSC has on average 6.5 events a day. The buildings are heavily used.

The Brownsburg Education Foundation is selling tickets for the March 10, 2017 Gala. Tickets are \$75.00 per person. Last school year the Foundation provided \$100,000 in grants as reported by Mrs. Heffernan.

Sabrina Graham, representing Brownsburg North Group Against Annexation, was present for Citizen Comments. Mrs. Graham was present at the December 1, 2016 Board Meeting but returned to provide an update for the new board members and an update regarding the Town's latest motion.

Under Old Business Mr. Gardner made two recommendations which passed: Resolution for an Additional Appropriation and Transfer funds to the Rainy Day Fund. These are annual practices.

The first item of New Business was the Recommendation for the sale of Real Property. The Corporation, in a way of being a good community member, is offering for sale 46 acres of their North

holdings leaving 70 acres. Since the Town of Brownsburg has given notice to the Brownsburg Little League to vacate the land in Arbuckle Park, the organization is forced to find and develop new fields. It was not so long ago that a charitable organization renovated the main baseball field. The potential bids must come from non-profits or youth organizations. The true sole purpose of this sale is to benefit the Little League. The land will be offered at a little less than \$21,000 an acre which was the original purchase price. The buyer must also pay all expenses involved in the sale. Board member Phil Utterback questioned the sale because 'open land is hard to come by'. Superintendent Snapp replied that the use of the land did not fall within BCSC's Campus Concept; all land is not being sold; and BCSC has undeveloped land within Town limits. Mrs. Armstrong commented that the Campus Concept has worked to BCSC benefit.

Mr. Gardner Recommended the Board Adopt six Resolutions relating to the 2008 Bond Refunding. This was for the Board's approval of what had been approved by the Finance Board. Within what was passed was approval to hire Financial Advisor and Bond Counsel, re-approving the Building Corporation and a Reimbursement Resolution. I am hoping there will be more detailed information in the Board Minutes which will be approved at the February meeting.

Dr. Snapp announced the first reading of Board Policies on By-laws and Administration. The changes mainly reflected state and federal law changes. The next item of business was Superintendent Comments. In his comments Dr. Snapp pointed out that the Board did not have a formal procedure for approving the Consent Items if one Board member did not want to approve a particular item within the items. I believe this has occurred in the past with personnel items but the Board generally is of like mind and this has not been a problem. However, the time might come when there is a division within the Board. Essentially 3 possible procedures were discussed. Perhaps more discussion will take place at the Board's January workshop. In February, the Board will vote on accepting enrollment of children of all staff members. I would think this might be an incentive for parents from less successful school corporations to seek employment in the BCSC.

The meeting ended with Mr. Hylton thanking the Board for being so welcoming; Mrs. Armstrong reminding the other Board members to keep children first (Kim really is sad about leaving the Board, but believed it was the time for her to do so – just an observation on my part.); Mr. Brower thanked the Board for voting him to be Board President for the 3rd year and commented on the leadership of Mrs. Armstrong and retired Board Member Sutton.-- *Anne Sering.*



January Town Council Highlights- *The Editor*

Town Council December 15, 2016

Ms. Bascu opened the meeting noting that all council members were present. She asked if there were any citizen's comments on the agenda and no one came forward.

Next on the agenda was bid awards. First, Mr. Kleinhenz brought forward a bid for the county road 900E water main loop. This construction will close a currently dead-end loop. The lowest bid was Lichen's Construction for approximately \$75,000. The bid was approved 5-0

The next bid was for the Wastewater treatment plant and sewer improvements bid. Staff identified Bowen Construction as the lowest bid. Staff was still in negotiations with Bowen so recommended the council approve the bid minus alternative 1 for the sewer improvement part of the project. This holds back approximately \$400,000 from the bid until negotiations are complete. The bid was awarded with a 4-1 vote with Brian Jessen as the dissenting vote.

Next on the agenda were department reports. The police department report was given by Major Joe Crimes. At the time of this meeting, he announced that Chief Dove's last day would be Feb. 10, 2017 and he had been working closely with him for a smooth transition. (Later in the month, Chief Dove decided to retire early at the end of December see article pg. 3). Major Crimes also announced the police department would be under budget in 2016 by approximately \$140,000 which would go back into the general fund for 2016.

Next department report came from the Fire Territory with Chief Larry Alcorn giving the update. He wanted to make two special mentions. A group called the Housewives of Brownsburg contacted the Fire Territory and asked if they could drive through the neighborhoods with Santa in the fire truck. The department agreed and it was well received. The other item was that the Fire Territory adopted two needy families in Brownsburg for Christmas by serving them Christmas dinner and providing presents to the families.

There were no previously considered items on the agenda so the council moved to new for consideration. First up was Ordinance #2016-38 – An Ordinance to Amend Ordinance #2015-18 Unified Development Ordinance (UDO): Recommended Zoning Text Changes to the Urban Commercial (UC) District Regarding First Floor Residential Uses and the Establishment of the Pedestrian Oriented Mixed-Use Overlay (PMO) District to Promote Downtown Walkability - Proposed 1st Reading (Todd Barker) – This ordinance allows for first floor residential in the urban commercial district with stipulations. The council decided to vote on this measure as 1st, 2nd, 3rd and final reading and it was approved 5-0

Next was Ordinance #2016-39 – An Ordinance of the Town Council of the Town of Brownsburg Amending Title III, Chapter 38, Sections 38.01 and 38.02 of the Brownsburg Town Code Relating to the Employee Handbook Medical Benefits Plan and Worker's Compensation Program for Town Employees – Proposed 1st Reading (Brian Hartsell) This ordinance was to update the ordinance to match current practice. The council again chose to vote on this ordinance as 1st, 2nd, 3rd and final reading and it was approved 5-0

Ordinance #2016-40 – An Ordinance of the Town Council of the Town of Brownsburg Concerning the Adoption of the Standards and Procedures Determining Materiality Threshold for Accounting Purposes – Proposed 1st, 2nd, 3rd Reading and Final Adoption (Ann Hathaway) This ordinance establishes a threshold of \$5000 to report activity to the state. However, the threshold is still \$0 for any criminal activity. This measure was adopted 5-0.

Ordinance #2016-41 – An Ordinance of the Town Council of the Town of Brownsburg, Indiana, Amending Title XV, Chapter 151, Sections 151.01 to 151.91 of the Brownsburg Town Code Relating to Stormwater Management – Proposed 1st Reading (Jack Swalley) This measure is to update the language in the policy to make the wording clearer and update to current practice. This ordinance was approved on 1st reading 5-0.

Ordinance #2016-42 – An Ordinance of the Town Council of the Town of Brownsburg, Indiana, Amending Title V of the Brownsburg Town Code by adding a New Chapter 57 Relating to Illicit Discharges – Proposed 1st Reading (Jack Swalley) This measure goes with ordinance #2016-41 and it moves illicit discharges to its own chapter in Title V. This was approved on 1st reading 5-0.

Resolution #2016-45 – A Resolution of the Town Council of the Town of Brownsburg Authorizing Certain Actions Relating to the Town's Acquisition of the RRP Portion of the B&O Trail (Phil Parnin) This resolution allows staff to negotiate and sign paperwork regarding the B&O Trail. This closing on the property alleviated the park land deficit. This resolution was approved 5-0.

Resolution #2016-46 – A Resolution of the Town Council of the Town of Brownsburg Adopting a Revised 2016 Employee Handbook for All Town Employees (Claudine Sutton/Brian Hartsell) Claudine Sutton explained that an employee working group was developed to look at the employee handbook and improve it. There will be training sessions for all employees on the new handbook. This measure was approved 5-0

Resolution #2016-47 – A Resolution of the Town Council of the Town of Brownsburg Regarding the Council's Request for Recommendations on the Unified Development Ordinance by Department of Development Services Staff (Todd Barker) This resolution would allow staff to prepare changes to the UDO to establish zoning districts for public rights away. This need is caused by some phone services being designated as utilities. The new zoning would allow the town to apply the standard equally across all services. The town council amended the resolution to add a due date back to the council of the first council meeting in April. The resolution was approved 5-0.

Resolution #2016-48 – A Resolution of the Town Council of the Town of Brownsburg Authorizing Certain Actions Relating to the Envoy Property Development Transaction (Grant Kleinhenz) This resolution is to allow staff to move forward with the negotiations with Envoy. It renames the parties included in the negotiations. Approved 5-0.

Motion authorizing the Town Manager to sign a Mutual Aid Agreement for Water/Wastewater – (Brian Hartsell) This motion allows Mr. Kleinhenz to sign a mutual aid agreement to signify Brownsburg as part of the network. This is the first time for this type of agreement concerning water. Motion approved 5-0

Motion to approve EDC 2016 Tax Abatement Compliance Report (CF Roark) (Greg Anderson) This motion would allow Mr. Kleinhenz to sign the two compliance reports for CF Roark. The council approved the motion 5-0.

Ordinance #2016-43 – An Ordinance of the Town Council of the Town of Brownsburg Amending Ordinance No. 2016-34 Relating to the Town's Approval of Salaries and Salary Ranges for 2017 – Proposed 1st, 2nd, 3rd Reading and Final Adoption (Brian Hartsell) This ordinance is to fix an error in the original ordinance, one of the base salaries was listed wrong. This measure was approved 5-0.

Motif Professional Mall Gateway Sign Request (Jon *cont to p. 6*

“... that option though required approval of basically the only owner of the lot [701 N Green St -Ed.] where it could only be placed and that owner had something to do with the sign disappearing and I doubt we will ever get consent from that owner so it is a practical impossibility.”
- Charles Hostetter
Dec. 15 Town Council

January Council Highlights - *continued from page 5*

Blake)—Mr. Kleinhenz gave a historical summary of a sign on Motif Blvd. that was damaged by a storm. Since the sign was 40 years old or more and did not comply with current ordinances, the council will need to make the decision on the sign. Gene Hostetter, acting as attorney for the businesses, simply asked the sign be put back the way it was originally.

Dennis Dawes made a motion to approve the request to replace the sign that was damaged by the storm. It was understood that the sign was damaged by a storm and removed by a third party. The council was granting approval to put the sign back up because there was pre-existing approval prior to Town regulations being established. It was stated that this ruling does not change any other approval process or ordinances. The motion was approved 5-0.

Under citizen's comments, Jim Sering came to the podium and told a story of a friend having property stolen. Detective Wells was assigned to the case and received a signed confession from the perpetrator. Mr. Sering wanted to commend Detective for his hard work

January 12, 2017

For the first town council meeting of 2017 all members were present. The first order of business was to appoint a President and Vice-President for 2017. The members made a motion to keep Ms. Bascu as President and Mr. Dawes as Vice-President for 2017.

With no one for citizen's comments, the council moved on to previously considered items. Both items were presented by Jack Swalley and concerned the 2nd, 3rd and final adoption of Ordinance #2016-41 and #2016-42. These ordinances were discussed on December 15th so there were no questions. The council approved both ordinances 5-0.

The council moved on to new for consideration with the first order of business being the appointment of the 2017 boards and commissions. Please see the chart on pg. 2 for the details.

The first ordinance was Ordinance #2017-01 – A request for a Zoning Map Amendment to rezone the property from the Traditional Residential (TR) district to the Neighborhood Commercial (NC) district for the purpose of constructing a parking lot, on 0.36 acres, located at 15 Northgren Parkway – Proposed 1st Reading (Todd Barker) This ordinance would allow the Stay and Neuter clinic to expand their parking lot. With little discussion, the ordinance passed 5-0.

Next was Ordinance #2017-02 – A Request for a Zoning Map Amendment to Rezone the Property from the Moderate Intensity General Commercial (C1) District to the Institutional (IS) District for the Purpose of Constructing a Single-Story, 8-Bed Hospital, on 4.30 Acres, Located at 597 Pit Rd – Proposed 1st Reading (Todd Barker) This ordinance only rezone a 2.6 portion of the property to IS. The council approved the measure 5-0.

Resolution #2017-01 – A Resolution of the Town Council of the Town of Brownsburg Approving a Second Amendment to the Envoy Economic Development Agreement (Tricia Leminiger) This resolution only changes the name on the documents, it does not affect the economic development agreement. The resolution was approved 5-0.

Resolution #2017-02 – A Resolution Authorizing the Exercise of Eminent Domain to Facilitate the N. Green Street Improvement Project (Todd Wallace) Mr. Wallace gave a history of the transaction. The Town offered 204600 on Nov 12th for the portion of the property needed for road improvements and for fixing the structure since the porch would be damaged. The Town gave the owners 30 days. The owners of the property are in negotiations with a developer

to purchase the property but the negotiations are not completed. However, the town needs to move forward to be placed on the INDOT schedule for this year. The Town needs to start this process to keep INDOT moving forward. The motion was passed 3-2 with Mr. Benham and Mr. Jessen dissenting.

Under Town Manager items were two requests, first is a Request for reimbursement of permit fees for B&O Trail (Todd Barker) This was approved 5-0. Secondly was a withdraw request and request of application fee for Sawmill Creek, LLC / Landscape Variance Application (Todd Barker) The withdrawal came before any work was done on the request so the council approved the reimbursement 5-0. Under Town Council items, Dennis Dawes brought forward a request from the Police Commission to designate two Glock's and a P. Beretta shotgun as surplus and by state statue allow those three pieces of inventory to be transferred to Michael Dove as a private citizen. This was approved 5-0.

January 26th, 2017

The meeting was opened with Ms. Bascu acknowledging that all council members were present. Ms. Bascu asked if there was anyone for citizen's comments against the agenda. Kurt Disser came to the podium and talked about the legal fees that were in the consent items. Ms. Bascu tried to stop Mr. Disser but he was talking to consent items

and attorney items so she allowed him to continue. He then read parts of the order from the judge on the Town's appeal.

With no one else coming up to speak, the council moved to reports from commissions and boards. First to speak was Chief Joe Crimes with the Police Department report. He introduced the new structure of the Police Department and announced the Chief of Operations would be Major Brian Fults and the Chief of Support Services would be Andy Watts.

Next Chief Alcorn came to the podium for the Fire Territory report. He had two comments from his report. First the Brownsburg radio tower was up and running and they have seen a marked improvement in coverage and secondly the Fire Territory have delivered 7

conditional offers of employment which are starting the academy, 3 paramedics but no fire marshal as of yet.

Next on the agenda was previously considered items. Ordinance #2017-01 – A Request for a Zoning Map Amendment to Rezone the Property from the Traditional Residential (TR) District to the Neighborhood Commercial (NC) District for the Purpose of Constructing a Parking Lot, on 0.36 Acres, Located at 15 Northgren Parkway – Proposed 2nd, 3rd Reading and Final Adoption (Todd Barker) There were no comments so the council approved the ordinance 5-0.

Ordinance #2017-02 – A Request for a Zoning Map Amendment to Rezone the Property from the Moderate Intensity General Commercial (C1) District to the Institutional (IS) District for the Purpose of Constructing a Single-Story, 8-Bed Hospital, on 4.30 Acres, Located at 597 Pit Rd – Proposed 2nd, 3rd Reading and Final Adoption (Todd Barker) Again, there was little comment and the ordinance was approved 5-0.

The agenda then moved to new for consideration with the final appointments to the 2017 boards and commissions again please see the chart on pg. 02.

Resolution #2017-03 – A Resolution for Year-End Transfer of Funds within 2016 Budgets (Ann Hathaway) This is the normal year end clean up to balance the books. The council approved the resolution 5-0.

“... When questioned by Brian Jessen if Eminent Domain was a threat Grant said ...” a shot across the bow or a threat of some type of action is technically what it is”
- Grant Kleinhenz
Jan. 12 Town Council

January Council Highlights - *cont from page 6*

Resolution #2017-04 – A Resolution to Encumber Funds (Ann Hathaway). This resolution moves funds from 2016 to 2017 which have already been identified for projects. This measure was passed 5-0.

Resolution #2017-05 – A Resolution of the Town Council of the Town of Brownsburg Approving an Additional Appropriation to Pay for Certain Costs Associated with an Economic Development Project at the Approximate Location of 326 N. Green Street - ADVERTISED PUBLIC HEARING (Grant Kleinhenz). This is 1.294 to be

“... At \$7 mil and 28,000 sq ft it is looking like \$250 per sq.ft. That is awfully expensive rent.”

Jim Sering
Jan. 26th Town
Council

appropriated in the EDIT fund for the 2017 budget which was not spent in 2016 as it was originally appropriated. This is the Town's portion of the dollar incentives the Town is providing for the ENVOY development. This needs to get done for the closing scheduled for Friday Feb 3rd. Public Hearing: *First up was Mr. Sering. The amount of money into the project Brownsburg is paying about 3.5 million. This is going to be a long haul getting pay back. The developer will pay taxes on the land. How long will it take in years to pay it off? Mr. Kleinhenz stated somewhere around 20 years. The Town hopes this*

leads to reassessment of the entire area. Mr. Sering stated it was an expensive project for the town and he hopes they can rent the offices but at 7 Million dollars and 28,000 sq ft, it is looking like 250 dollars per sq ft that is awfully expensive rent. Next up was Kurt Disser, he agrees with Mr. Sering. He asked how much the property would be assessed at since they only paid 5 dollars for the land? Mr. Kleinhenz stated that the land would be assessed at market value. He also stated this was a part of two private projects that add up to 42 million dollars. Kurt asked what the real cost to the Town was since besides the money there were other incentives like demolishing the existing building. Mr. Kleinhenz stated there are many incentives and he does not have that number. The Town approved the motion 5-0.

Last was Ordinance #2017-03 – An Ordinance of the Town Council of the Town of Brownsburg, Indiana, Amending Title XV, Chapter 151, Section 151.05 “Applicability” of the Brownsburg Town Code Relating to Stormwater Management – Proposed 1st, 2nd, 3rd Reading and Final Approval (Jack Swalley). This ordinance was approved on the 12th of January but before it went to print they found clerical errors. This was approved on 1st, 2nd, 3rd and final reading 5-0.

During citizen's comments, Kurt Disser came to the podium and asked if the council had received his email concerning ethical behavior policy and north annexation. He requested that anyone who did not receive the email to contact him and he will resend it.

Brownsburg Hardees Closes



Hardees formerly of 1290 North Green Street, recently ceased operations. Mike Arnould the Executive Director of the Brownsburg Chamber of Commerce spoke to the management who said the franchise decided not to renew their lease, as the terms and conditions were significantly less favorable than their prior lease. The manager also told Mike, they are offering all employees job opportunities at the franchise's other locations.

BZA January Highlights

The meeting was opened with only 3 members present. The attorney reminded that any action that evening would need to be unanimous to be approved.

There was one findings of fact to approve this evening which was BZSE-11-16-1461 501 CORNERSTONE CT. FLEET VEHICLE STORAGE. It was approved 3-0.

Next on the agenda was a request for a continuance to Feb. 13th meeting because of failure to send notice in time for BZDV-12-16-1473 3680 N. SR 267 ROAD FRONTAGE A request for a Development Standards Variance from Article 5, §5.48(B) “Minimum Lot Frontage” of the Unified Development Ordinance; to reduce the minimum required lot frontage within the Low Intensity Industrial (I1) District. Parcel No(s): 32-07-22-230-003.000-016 ADVERTISED PUBLIC HEARING Represented by: Ben Comer, Comer Law Office, LLC. The public Hearing was opened and recessed until Feb. 13th.

OLD BUSINESS

1. BZDV-11-16-1460 1650 E. NORTHFIELD DRIVE MAXIMUM PRIMARY STRUCTURES A request for a Development Standards Variance from Article 2, § 2.42 of the Unified Development Ordinance to exceed the maximum primary structures limit within the Motor Sports (MS) District. Parcel No(s): 32-07-13-250-011.000-016 ADVERTISED PUBLIC HEARING Represented by: Andy Kult, Comer Law Office –They are asking to build a 6th building on their property. In 2000, it was originally approved for 6 buildings after the first 4 buildings the recession stopped the building and the original provision expired. In 2014, they received a development variance to construct building 5. This time they are asking for a variance to construct the last building of the original plan. In 2014, the staff asked that fitness usage to be limited to two entities or 13,000 sqft because of parking concerns. This time staff is asking that the new building not be allowed to have any fitness type facility. The developer agrees with this recommendation. Building 5 landscaping was not completed so they are presenting a landscape plan that includes building 5 and 6 together. The Fire Territory was worried about access for fire trucks so they are removing a couple of parking spaces to give clearance. Lastly the area is currently being used for truck storage and they have asked all tenants to move the truck storage offsite. The developer is only coming before the board because of the new zoning which only allows three buildings. Public Hearing was opened with no one speaking so it was closed and the Board approved the variance 3-0.

The next three variances concerned the same property so they were heard together. The CEO of Lauth addressed the board first reminding them of this long partnership which was finally finishing with this building. He commented that Lauth is a privately held company with over 3.5 billion dollars of transactions over the last 40 years. AT Eagle Point in Brownsburg, they have developed 3.5 million sqft of industrial property which has created approximately 2600 new jobs and over 10 million dollars in property taxes over the years. The three cases are:

2. BZDV-11-16-1463 1111 E. 56TH ST. ACCESSORY STRUCTURE FRONT YARD SETBACK A request for a Development Standards Variance from Article 5, § 5.63(C)(1)(a) “Minimum Front Yard Setback” as it relates to Article 2, § 2.38 of the Unified Development Ordinance; to reduce the accessory structure front yard setback within the Low Intensity Industrial (I1) District. Parcel No(s): 32-07-12-100-001.000-016 ADVERTISED PUBLIC HEARING Represented by: Chris Wiseman, Cripe

3. BZDV-11-16-1464 1111 E. 56TH ST. MAXIMUM LOT COVERAGE A request for a Development Standards Variance from Article 5, § 5.21(A)(2) “Maximum Lot Coverage” as it relates to Article 2, § 2.38 of the Unified Development Ordinance; to exceed the maximum lot coverage limit within the Low Intensity Industrial (I1) District. As part of this request the Applicant is *cont to p. 8*

BZA January Highlights- *cont from page 7*

requesting an amendment to the development commitments recorded as Instrument Number: 201601133. Parcel No(s): 32-07-12-100-001.000-016 ADVERTISED PUBLIC HEARING

4. BZDV-11-16-1465 1111 E. 56TH ST. MAXIMUM FLOOR AREA A request for a Development Standards Variance from Article 5, § 5.30(A)(2) "Maximum Main Floor Area" as it relates to Article 2, § 2.38 of the Unified Development Ordinance; to exceed the maximum floor area limit within the Low Intensity Industrial (I1) District. Parcel No(s): 32-07-12-100-001.000-016 ADVERTISED PUBLIC HEARING Represented by: Chris Wiseman, Cripe Architects and Engineers

The property in question is Eagle parcel #6 which is at the Northwest corner of the industrial park between Bill Estes Chrysler and Sur La Table. It is a speculative venture to build a 30 million dollar 691,000 sqft facility. They foresee the building to generate 3.6 Million in taxes over the next ten years and generate between 150-600 jobs depending on the tenant. They commenced design in late 2016 and they are hoping to break ground in Mid-March with co-occupancy in September and completion in October 2017.

Historically, this is not the first time they have come before the board for this parcel. In 2012, they came forward with a two building scenario but the time was not right. In 2014, they came forward with a different configuration changing the two buildings into one building on the east/west axis. In 2015, the corner parcel was sold to Bill Estes Chrysler. So, the new configuration is bigger and runs on the north/south axis with joint access easement with a cul-de-sac between this building and the Estes building on 56th street and additional curb cut on south and Eastpoint circle. The variance requests are for a front yard setback, maximum lot coverage and maximum floor area. They first came in December but were continued to wait for a traffic study.

The first variance is for the front yard setback on the south side of the building on Northfield drive because the of the road geometry the setback cuts into the parking spaces. Staff recommendation for conditional approval with these changes driveway alignment, road connectivity and 100ft throat on 56th street entrance. The developer asked what the relevance any of those stipulations were to this variance.

The next variance is for maximum lot coverage prior ordinance was for up to 80% coverage, the new ordinance is for 70% coverage. The building is at 73% coverage without the parking they are in compliance. The staff recommendation were the same as the setback recommendations again the developer queried as to what the recommendations had to do with this variance

Lastly was the variance on maximum floor area, the current ordinance states 150,000 sqft which is only about 1/4 of the designed space. Again staff came back with the same three recommendations and the developer asked relevancy.

Staff basically contends that if they make the site changes they would not need any variances and that is why their recommendations are the same. Mr. Barker asked the developer if they were OK with the no larger than 75% and Lauth responded yes. He also asked if they added the 75ft landscape buffer with the west property line of Estes. Lauth responded that they thought this was taken care of by the Estes development. Lauth was told they needed another variance and a public hearing to remove the buffer.

The floor was opened for questions from the board. They asked the size of Homegoods which is 806,000 sq ft. They also asked the size of Guitar World which is approximately 750,000 sq ft. Lauth stated that Brownsburg was not a preferred site for corporate spending on the west side it is 2nd or third so the building needs to give them what they need from the beginning.

Will the entrance that lines up with the apartment complex have a light? Yes that is in the plans. This will mainly be a car entrance along with entrance B on Northfield.

Entrance C lining up with other streets was a concern from staff of potential conflicting left turn movements into either side of the street. Entrance A the plan states a 90ft throat and staff is asking for 100ft throat, the BZA asked staff if it would really make a difference? Staff is worried about the stacking of cars and trucks and the extra 10 ft can make a big difference.

The public hearing was opened and first up was Jim Sering. He thinks it is a good project and it will be along time before there is a traffic problem so the BZA should not worry about it. Next Brian Jessen came to the podium as a private citizen. He was glad to see the project finally finishing. Asked Lauth what would happen if they moved entrance C. Lauth answered the placement of the driveway changes the function of the building. Mr. Jessen concluded that finishing the project would be the most beneficial to the community. The public hearing was then closed.

Last questions from the BZA before the vote were: will there ever be a semi out of Entrance B on 56th street. Lauth answered that there might be from Estes with car carriers. What is the timing of the light at Entrance A? This will probably be a condition of the APC. The 100ft throat is for stacking and they asked how a car or truck would get from entrance A to the rest of the facility which is why staff asked for the changes to the plan.

The BZA then voted on the cases which were all conditionally approved 3-0 based on complying with staff recommendations.

NEW BUSINESS

The next two cases were heard together since they concerned the same property. The developer agreed with all of staff recommendations. The public hearing was opened with Jim Sering coming to the podium. He asked them to remind him if it was a two story and if it was all offices. The answer to both was yes. Mr. Sering commented that he wondered if the building could be filled. With no other comments, the public hearing was closed and the two cases were passed 3-0.

2. BZDV-12-16-1475 BROWNSBURG OFFICE SUITES FRONT YARD SETBACK A request for a Development Standards Variance from Article 2, § 2.28 "Maximum Front Yard Setback" of the Unified Development Ordinance; to increase the maximum front yard setback within the Urban Commercial (UC) District. Parcel No(s): 32-07-11-140-001.000-016, 32-07-11-140-007.000-016 & 32-07-11-100-002.000-016 ADVERTISED PUBLIC HEARING Represented by: Brad Untraur, Brownsburg Office Suites, LLC—Envoy agrees with staff recommendations.

3. BZDV-12-16-1476 BROWNSBURG OFFICE SUITES PARKING STANDARDS A request for a Development Standards Variance from Article 5, § 5.62(B)(2) "Aisle Exits" of the Unified Development Ordinance; to allow a dead-end drive aisle within the Urban Commercial (UC) District. Parcel No(s): 32-07-11-140-001.000-016, 32-07-11-140-007.000-016, & 32-07-11-100-002.000-016 ADVERTISED PUBLIC HEARING Represented by: Brad Untraur, Brownsburg Office Suites, LLC—Envoy reduced the parking at the site based on the parking structure across the street.



Advertising in the Sentinel Pays !
Plans for Every Budget !!
Contact us at 317.222.1543

January Advisory Plan Commission Highlights- *The Editor*

January 23, 2017

The meeting was opened with all members present. The first order of business was the election of the President which was Brett Scowden and the election of Vice-President which was Clair Rutledge. They also welcomed Greg Anderson as a new member of the board.

First on the agenda was approval of the findings of fact for two rezones: PCMA-11-16-1462 15 NORTHGREN PKWY. REZONE TO NCand PCMA-11-16-1467 597 PIT RD. REZONE TO IS. The Commission approved both 7-0.

Next on the agenda was continuances, the first two were requested by the developer. The Commission opened the Public Hearings and continued them until the next meeting which is February 27th. The two continued were:

PCPA-12-16-1470 Lot 3 of Minor Plat 170 Plat Vacation A request to vacate Lot Numbered Three (3) in the Replat of Lot 3 in Minor Plat 170, located at 3800 South State Road 267. Parcel: 32-07-22-230-003.000-016 ADVERTISED PUBLIC HEARING Represented By Nathan White, Benchmark Consulting, Inc.

PCPP-12-16-1471 Brownsburg Storage COURT A request for primary plat approval for a two (2) lot industrial subdivision, on 10.79 acres, located at 3830 South State Road 267. Parcel: 32-07-22-230-003.000-016 ADVERTISED PUBLIC HEARING Represented By Nathan White, Benchmark Consulting, Inc.

The last continuance was requested by staff because they had not seen the final DPR. The developer was prepared to speak and wanted to continue with the presentation. The commission voted to continue the public hearing until February 27th. This was pertaining to PSDP-12-16-1484 EAGLEPOINT BUSINESS PARK LOT 2 DPR A request for development plan review approval for a 691,200 sq. ft. warehouse building and associated site infrastructure in the Low Intensity Industrial (I1) District, on approximately 41.86 acres, located at 1111 E. 56th Street. Parcel: 32-07-12-100-001.000-016 ADVERTISED PUBLIC HEARING Represented By Chris Wiseman, Cripe

There was only one case for old business yet it took 89 minutes to discuss before a vote. The case was the following:

PCCA-11-16-1466 EAGLEPOINT COMMITMENT AMENDMENT A request to amend certain development commitments, made as part of Advisory Plan Commission cases PCMA-7-12-1108 and PCCA-04-14-1217, as they relate to the use and development of that parcel of real estate, located at 1111 E. 56 St. Parcel: 32-07-12-100-001.000-016 ADVERTISED PUBLIC HEARING Represented by: Chris Wiseman, Cripe

First to the podium was the CEO of Lauth who went over the history of the Eaglepoint Business Park in Brownsburg. This proposed development would effectively finish the construction at the business park. This particular lot has come before the board at least three times in 2012, 2014, 2015 and now. In previous lot development discussions Lauth had agreed to certain commitments. At this meeting, they are requesting some changes to those commitments based on a different site plan and other developments around the lot.

Next the discussed the changes they had requested or staff had recommended at the BZA in January. This discussion can be found in the January BZA report in this paper. The staff made 20 recommendations for changes to the commitments from 2014. Lauth then went through each recommendation and essentially the agreed with all but the following: #6 which requires an entrance to align with Pinwood (preferred) or Southpointe, #13 which requires Lauth to pay 100% of a traffic signal if one is desired at Southpointe and Entrance C to the property, #16 and #17 which required Lauth to construct a right turn lane from westbound Northfield to East bound 56th street

and lastly #19 was the approval of plans and Lauth asked for a 10 day turnaround time on the document. After the parties went through the recommendations, the Public hearing was opened with no comments received.

After much discussion over traffic studies and which properties touch which roads, staff and Lauth agreed to following changes:

#6 to be amended to have the entrance align with Southpointe and Entrance A was moved to align with Dale Schreiber drive instead of the apartment complex.

#13 was left alone because the traffic signal is not required but if at any time in the future the developer wanted a signal they would need to pay 100%

#16 and #17 was vacated since the Lauth property does not have easement rights where the turn lane would be located. That easement is now owned by Bill Estes.

#19 amended to add a 10 working day turnaround time on the documents.

The amended motion was brought to a vote and passed 6-0 with Mr. Worley having recused himself because of proximity to the property to his home.

Next on the agenda was New Business which consisted of 8 cases which took 2 hours or an average of 15-20 minutes a piece which was refreshing because the commission had just taken 1.5 hours to hear one case from old business.

It took 1.5 hours to hear the Lauth case and 2 hours to hear the next 8 cases.

First case to be heard was PSDP-11-16-1468 Walmart Expansion DPR A request for development plan review approval to expand an existing retail store in the High Intensity General Commercial (C2) District, for the purposes of adding approximately 3,000 sq. ft. of building area for training classrooms, on approximately 14.98 acres, located at 400 W. Northfield Dr. Parcel: 32-07-02-120-011.000-016 ADVERTISED PUBLIC HEARING Represented by: Nate Kendall, Carlson Consulting Engineers, Inc. This case is to add training facility to the existing building. Staff had 2 main recommendations which the applicant agreed to accomplish most of which were clerical in nature.

The next case was PCPP-12-16-1472 Wynne Farms Parcel B Phase 3 A request for primary plat approval for a three (3) lot and one (1) block commercial subdivision, on 13.86 acres, located at the northwest corner of Northfield Dr. and County Road 800 E. Parcel: 32-07-26-200-022.000-016 ADVERTISED PUBLIC HEARING Represented By Nathan White, Benchmark Consulting, Inc. This is the last parcel for Phase 3. The developer wants to plat the area into 3 lots and another parcel that may be developed latter. Since this is a primary plat, staff only looked at lot layout. This plan does comply with the Wynne Farms PUD agreement. The PUD did not address subdivision regulations so the plat needs to follow the UDO for the subdivision which means the plot will need additional landscaping to buffer from a major traffic artery.

The public Hearing was opened and first to the podium was Mr. Sering. He asked if this was a subdivision for houses, commercial or both. The answer was commercial only. The internal streets are private. Next up was Karen Lamb a resident of Rosemont. Her house overlooks this plat which has wetlands. She was concerned that the aerial picture made it look like the wetlands would be encroached upon. Last to the podium was Chad Cannon asked if there was a connecting road into the neighborhood which the commercial entities can use. The applicant came back to the podium and stated that block A does have a regulated drain and wetland and it will have a new wetland assessment done when it is time to be developed. The commercial drive will connect through block a but will **cont to p.11**

Little League - *Continued from page 1*

5 year olds to adults. The Little League also wants to accommodate multiple programs not just the Little League.

The Reds Community Fund has improved over 350-400 fields in the last 11 years. They feel that Brownsburg is worthy of their support. Not many programs can boast 3 Major League players. The Brownsburg Little League is worth saving and helping, the Reds are here to help in the short term they will match contributions with Baseball experiences like a suite for a game.

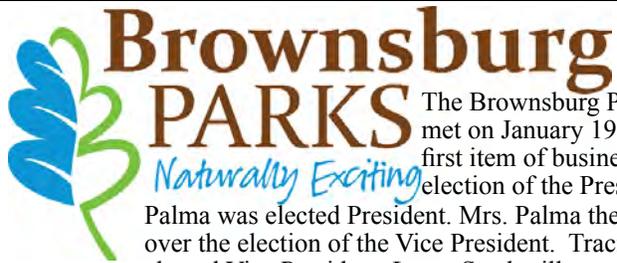
The Little League hopes to break ground on the new facility soon to be ready for the April 2018 season. Look for information soon on their website <http://www.brownsburgbaseball.com>. -- *The Editor*



Harlan H. catcher in the Brownsburg Little League and Brown Elementary 3rd grader reaction when he asked Tucker "How many innings have you caught?"

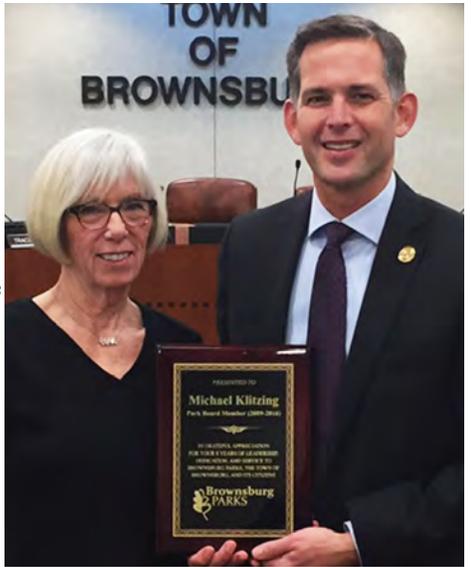
Tucker replied " I don't know how many innings I've caught, but I caught 115 games last year."

Picture courtesy BCSC / Vicki Murphy.



The Brownsburg Park Board met on January 19, 2017. The first item of business was the election of the President. Cari Palma was elected President. Mrs. Palma then presided over the election of the Vice President. Traci Morris was elected Vice President. Laura Stechmiller was reappointed Park Board Secretary. The newly appointed Board Member was unable to attend the meeting because of a previous commitment.

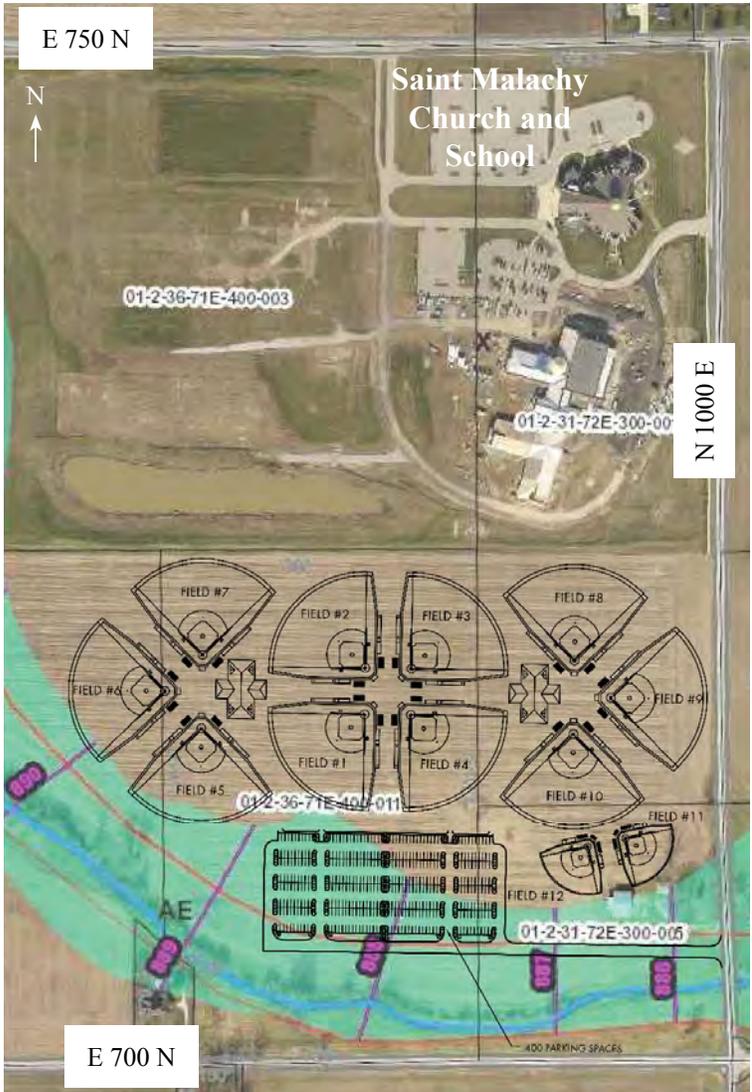
Past President Michael Klitzing was recognized by President Palma and Park Director Philip Parnin for his years of service. Klitzing holds a management position for Carmel Clay Park and Recreations and has provided much knowledge and experience as a member of the Brownsburg Park Board (pictured right)



Director Parnin asked approval from the Board for an Assistant Director of Recreation Services. Travis Tranbarger will continue as Assistant Director with responsibility for park operations and projects. The tasks being managed by the directors have continually increased over the years. The job description is as follows: "Brownsburg Parks is seeking to fill the Assistant Director-Recreation Services position. This individual will need to have the qualifications that give them the ability to reach maximum productivity in a short period of time. We are looking for someone who has a significant amount of recreation experience to draw from and expand upon while with Brownsburg. This along with best management practices, will help the recreation team progress the division in the way customer demand is dictating". The before and after school program will be directed by this individual.

Asst. Director Tranbarger thanked his staff for their invaluable help over the past year. With the move and new software the department has had to put forth extra effort. Mentioned for their service were Beth Ford, Amber Lane, and Emily Dickmeyer. With the new software and sign ups, the office had extended hours the first two weeks. In addition, a bi-weekly user group meeting is held to address difficulties with the Active Network and suggestions and problems forwarded to their engineering team and tech support.

Philip Parnin commented on the Hops and Vines fund raiser held by the Rotary Club. Unfortunately, the date conflicted with another highly attended event. However, the event was still a success. The Rotary was a major contributor toward the water park. -- *Anne Sering*



Brownsburg Little League Conceptual Master Plan
South West Corner E CR 700 N and N CR 1000 E



Rock Star Pizza
Best Pizza and Sub's In Brownsburg
317.858.1188 -
www.rockstarpizza.net



January Advisory Plan Commission Highlights- *continued from page 9*

not be developed until needed. Karen Lamb came back up and asked for someone to look at the buffering when the DPR came before the commission. With no other comments, the motion was approve 7-0.

PSDP-12-16-1477 Brownsburg Office Suites DPR was next on the agenda. It is a request for development plan review approval for a 28,000 sq. ft. mixed use office/retail building in the Urban Commercial (UC) District, on approximately 2.24 acres, located at N. Green Street and Twin Street. Parcel Numbers 32-07-11-140-001.000-016, 32-07-11-140-007.000-016, 32-07-11-100-002.000-016, and 32-07-11-100-004.000-016 ADVERTISED PUBLIC HEARING Represented by: Brad Untrauer, Brownsburg Office Suites, LLC

This case is the office suites building which is the first development on the old St. Malachy property. ENVOY described their development and then stated they agreed with all staff recommendations. With few questions, the public hearing was opened. Mr. Sering had a question for staff as to the location of traffic lights on Green Street. Would there be a light at Green and Twin intersection? The answer was no the light would be at Enderly and Green Street. Being no other comments, the public hearing was closed and the case was approved 7-0.

The next two cases pertain to the same property and were heard together. (*Commonly known as the new location for Qdoba - Ed.*) The two cases were

PCPP-12-16-1479 TERRE North Green Street A request for primary plat approval for a one (1) lot commercial subdivision in the Highway Commercial (HC) District, on approximately 0.72 acres, located at 860 N. Green Street. Parcels: 32-07-02-300-010.000-016 and 32-07-02-300-012.000-016 WAIVER REQUEST: ART. 7, SEC. 7.33(C) (1)(a) (MINIMUM RIGHT-OF-WAY) ADVERTISED PUBLIC HEARING Represented By Ben Houle, LandWorx Engineering and

PSDP-12-16-1481 ECC GREEN STREET DPR A request for development plan review approval for a 5,000 sq. ft. commercial building in the Highway Commercial (HC) District, on approximately 0.72 acres, located at 860 N. Green Street. Parcels: 32-07-02-300-010.000-016 and 32-07-02-300-012.000-016 ADVERTISED PUBLIC HEARING Represented By Ben Houle, LandWorx Engineering The property is located on the West side of Green Street between the Taco Bell and the Speedway gas station. The developers want to combine the two parcels into one lot so they can build one commercial unit. In the primary plat case, the applicant is requesting a design waiver on the set back from 57.5 feet to 40 feet. There is a large setback easement on the east side of the street and because of the flood plan and the creek they cannot move their building back further and make the lot workable for commercial. They were agreeable to the recommendation besides the design waiver requested. For the DPR case, they are seeking a variance with the BZA because of the setback issues. They were requesting a conditional DPR based on the variance being approved in the BZA. If they are denied in the BZA, they will need to re-think the property use and design.

The public hearing was opened with no comments. The commission voted on the design waiver and it was approved 7-0. Then they voted on the primary plat and it was approved 7-0. Last they voted on the DPR which was approved 7-0 contingent on the variance being approved in the BZA.



Picture courtesy Town of Brownsburg

PSDP-12-16-1483 TJX TRAILER PARKING LOT DPR A request for development plan review approval for a trailer parking lot with associated site infrastructure in the Low Intensity Industrial (I1) District, on approximately 24.74 acres, located at 501 Cornerstone Ct. Parcels: 32-07-12-200-016.000-016, 32-07-12-200-014.000-016 and 32-07-12-100-004.000-016 ADVERTISED PUBLIC HEARING Represented By Ross L. Nixon, American Structurepoint

This DPR is for a 25 acre parking lot which will hold approximately 409 trucks and 5 cars. It is being built to alleviate congestion around the TJX warehouse building. They are requesting a waiver for the entrance radii on cornerstone court because there is only one entrance in and out and it is straight and not a turn. Staff agrees with the applicant on this point and is willing to waive the need for the turning radii. The only issue was brought by the Fire Territory because the plan shows one fire hydrant at the entrance to the parking lot. In that location the hose will not reach the far end of the parking lot and once the hydrant is used no vehicles can go in and out of the lot. There was much consternation over this request because needing the extra hydrants or changing the design was not brought to the applicant until that evening. The commission asked if the trailer would be empty. The applicants said yes for TJX intended use but could not guarantee for the life of the parking lot.

The public Hearing was opened and first to speak was David Weyant who raised concern for the fire safety and thought the commission should support the fire territory. Next up was Mr. Sering who commented that this happens in the townships all the time because of no hydrants and it should not be of so much concern.

Because the applicant had not received the commitment letter and staff says only the Commission can request it, the commission asked to continue the case until February. The applicant said no and asked if the DPR could be conditionally approved so the applicant and the fire territory could work out the number and location of the hydrants. The DPR was conditionally approved 6-1 with Mr. Worley having the dissenting vote.

The last case for the evening was PSDP-12-16-1486 BROWNSBURG HOSPITAL BY EMBREE DPR A request for development plan review approval for an approximately 16,641 sq. ft. eight (8) bed hospital in the Institutional (IS) District, on approximately 2.60 acres, located at 597 Pit Rd. Parcels: 32-07-12-227-006.000-016 and 32-07-12-227-005.000-016 ADVERTISED PUBLIC HEARING Represented by: Gene Beiermann, American Structurepoint, Inc.

The applicant has asked for a rezone which will be voted on in council on January 26th. The applicant agrees with all recommendation except #4 which was removal of signage on the building. The applicant said they would agree unless there were state or federal statues that prohibited the removal. The sins in question say Emergency and Ambulance. Staff says they found a provision in the town sign ordinance which allows for this type of signage and they recommend the removal of #4. The commission asked the time line for construction and the applicant stated they hope to start in July 2017 and finish in 12 months or less. This meets the timing for the traffic signal at Pit Road and 56th street. The public hearing was opened with no comments. The commission voted to approve the case 7-0 as amended by staff.

After a couple administrative items, the meeting was adjourned after 3 hours and 40 minutes! -- *The Editor.*



**Advertising in the Sentinel
Pays for Itself !!
Contact us at 317.222.1543**

Fabric Care CLEANERS
Formerly Modern Cleaners



728 E. Main Street
Brownsburg, IN 46112

Store: 317.852.4277
Main Office: 317.241.1288

www.FabricCareCenter.com

EXPERT CARE, EXCELLENT SERVICE

Marilyn's TOWING & RECOVERY
Brownsburg, In.

317.852.3733



Serving the area for more than 37 years



Samuel J. Goldsberry, Sr.
200 N Adams St. • Brownsburg IN 46112
Tel: 317.858.3193 • Fax: 317.858.3249

LND LEBLANC NETTLES DAVIS

Struggling with Debt? Bankruptcy may be the answer.

- FREE consultation, located in Brownsburg.
- Stop collections, lawsuits & garnishments.
- Clear up your credit history. Call today!

317.858.3200 or zach@indianalawgroup.com
401 E. Main St., Brownsburg, IN 46112
Attorney Advertising Material



Would you like to submit a letter or article to the editor, or write for the Sentinel?
Contact us at 317.222.1543

 Like us on Facebook

Assisted Living and Garden Homes
Live the Carefree Lifestyle!

Garden Homes have been created for the independent resident who wants the freedom to come and go, but desires the amenities that accompany living in a specially designed community. Assisted Living Services are tailored to meet the needs of each individual, allowing them to live life to the fullest. Our Garden Homes and Assisted Living are available in a variety of floor plans, furnished and decorated as you desire.

- Maintenance Free (Interior & Grounds)
- 24 Hour Emergency Response System
- Transportation Services
- All Utilities Included Except Phone
- Restaurant-Style Dining
- Beauty/Barber Shop
- Wide Variety of Activities
- Pets Welcome
- Accepting Veterans Benefits & Long-Term Care Insurance
- Full Continuum of Care Campus

HURRY!
SPACE IS LIMITED!

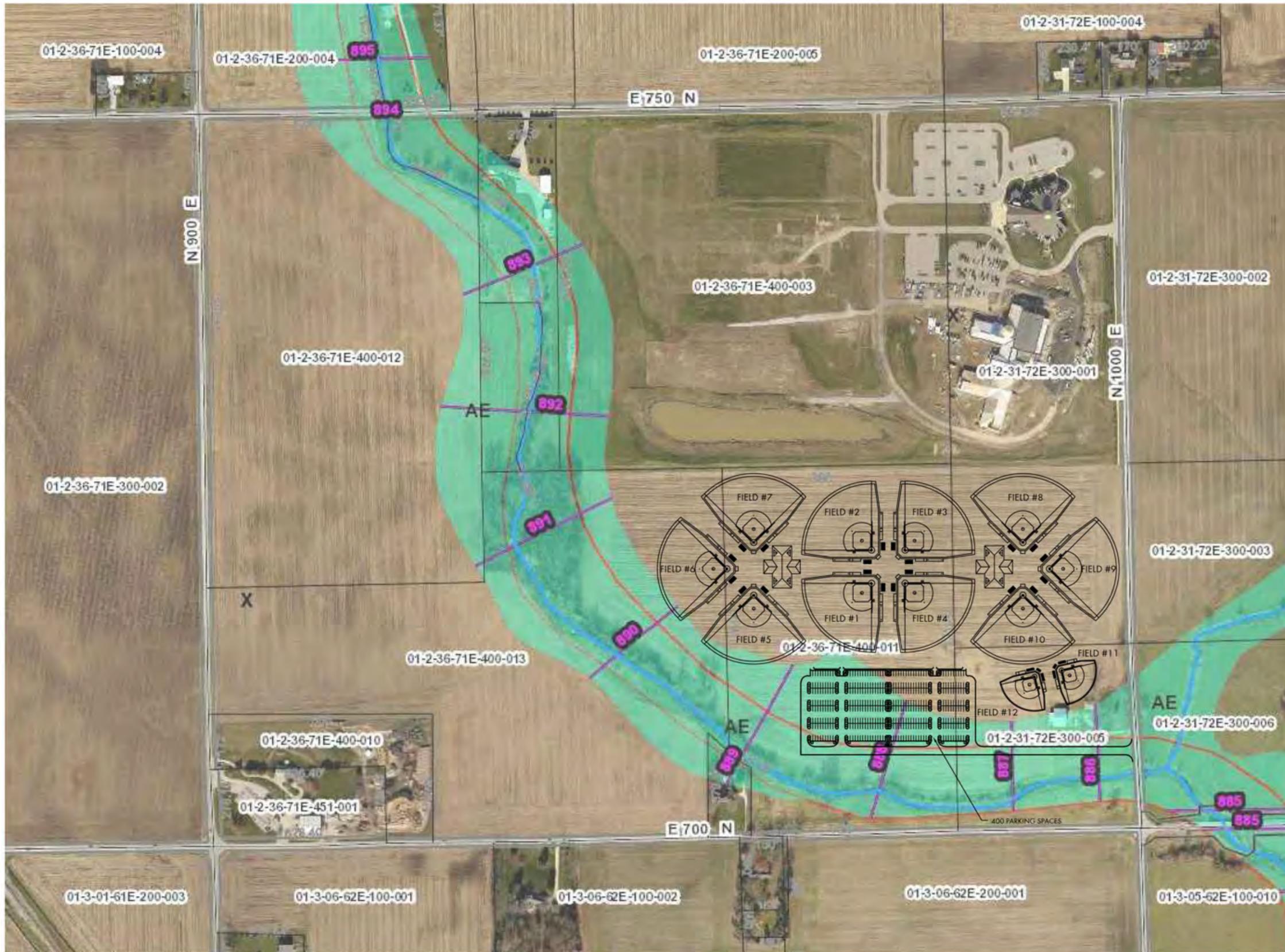
Brownsburg MEADOWS
ASSISTED LIVING

NEW ENERGY WELLNESS, GARDEN HOMES, ASSISTED LIVING APARTMENTS, MEMORY CARE ASSISTED LIVING

7133 Meadow Trail
Brownsburg, IN 46112

317-852-1977





FIELD SIZES

BASEBALL FIELD SIZES	LEFT	CENTER	RIGHT
FIELD #1	250'	250'	250'
FIELD #2	250'	250'	250'
FIELD #3	250'	250'	250'
FIELD #4	250'	250'	250'
FIELD #5	250'	250'	250'
FIELD #6	250'	250'	250'
FIELD #7	250'	250'	250'
FIELD #8	250'	250'	250'
FIELD #9	250'	250'	250'
FIELD #10	250'	250'	250'
FIELD #11	125'	125'	125'
FIELD #12	125'	125'	125'



CONCEPTUAL MASTER PLAN

1" = 400'



DECEMBER 14, 2016

BROWNSBURG LITTLE LEAGUE

SOUTHWEST CORNER - EAST COUNTY ROAD 750 NORTH & NORTH COUNTY ROAD 100 EAST - BROWNSBURG, INDIANA