

BROWNSBURG

SENTINEL



A News / Commentary Publication

Informative / Insightful

February 28, 2017

EAST BROWNSBURG STORY



Brownsburg Town Center (Rick Bolt / Scannell Properties) Green Street View Looking East

February Town Council Highlights - *The Editor*

The first meeting of the month was a special meeting held on February 1st. Ms. Bascu opened the meeting and stated that all members were present. This special meeting was held to encumber funds needed for the Envoy project since the process did not finish before the end of the year. This was Resolution #2017-06 – A Resolution of the Town Council of the Town of Brownsburg to Encumber Funds and Authorize Certain Closing Matters. Because the town did not close by the end of the year, now the DLGF has a backlog which means they will not be able to process the town before the February 9th closing. The DLGF recommended encumbering the funds from the first additional appropriation which was made in November 2016 and cutting a PO because the funds were not used in 2016. This resolution also gives the Town Manager the authority to complete the closing including the property transfer. The resolution passed 5-0.

The only other news that evening came from Mr. Kleinhenz who stated the RDC met with Envoy to discuss the facade of the envoy building. Envoy agreed to replace stucco with brick or stone. There is still a concern around the zinc covering on the windows so Envoy will show the RDC and the town staff what the zinc will look like before it is approved.

The first regular town council meeting was held on February 9th. Ms. Bascu opened the meeting and signified that all members were present. There were no citizen comments and the minutes were tabled until the next meeting.

Next up were department reports the most notable was the Park Board report given by Phil Parnin . He announced that the town had alleviated the park land deficit. By closing on the two new trails, the town has added 93 acres of land. In 2009, the town had a 68 acre deficit. In 2009, it was estimated it would take between 1.2 Million

and 1.7 million to alleviate the deficit. In actuality, the town acquired all the land for \$511,000 which is a savings of more than \$725, 000 dollars.

Next was the development services report, they announced the department had a new mission, goals and objectives. In 2016, the department had handled 4200 inspections and 817 permits. The department is now fully staffed.

With no Old Business, the council moved on to new business. First up was a Motion to Approve an Economic Development Agreement (EDA) By and Between the Town of Brownsburg, Scannell Properties, and GM Development Companies, LLC (Grant Kleinhenz).

Mr. Kleinhenz showed a drawing of what the facade might look like. This is the former Rick Bolt property. It is a 4 story mixed use property with a value of 27 million when completed. There will be a minimum of 160 apartments, 10,000 sq. ft. of retail and a 200 space parking garage. The town commitment to the project is as follows:

- 1) the town will finance the construction of the parking garage for 4.5 million dollars. The developer agrees to at least pay 360,000 dollars per year if not more.
- 2) The town will give an annual cash contribution of 460,000 dollars for 15 years out of EDIT funds for a total of 6.5 million dollars
- 3) The town will give a cash payment for construction of 858,000 dollars--25% at the start of the project, 50% when construction complete and 25% at the end of construction with an occupancy slated for Fall of 2018. The demolition will start in April 2017. The town has also agreed to waive all fees. The motion passed 5-0.

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 February is the month when town governance newly appointed boards and commission members begin to settle in, the town reflects on the accomplishments of the prior year, and sets priorities for the current year. The same activities take place for the BCSC board, and township public servants. Our publication is no different.

Highlights from the Sentinel's coverage of 2016:

- Multiple BCSC Community Engagement Meetings
- Bill Estes Chrysler, Jeep, Dodge, Ram Dealership construction
- St. Vincent Medical Center construction
- Aldi site consideration and reversal
- Major distraction redirecting public servants valuable time and wasting taxpayer monies, the town council's futile attempt to eliminate public comments from town council meetings.
- Legislative over reach by the Grant Kleinhenz and town staff by attempting to greatly expand town municipal codes, while not allowing proper review and input by town council and the public.
- Identified but to date unresolved conflict of interest - the same attorney and firm (Tricia Leminger and Frost, Brown and Todd) representing the Town of Brownsburg and the Brownsburg Fire Territory.
- Long overdue waste water treatment plant and sewer rate impact
- Change in Brownsburg Fire Territory Leadership - Larry Alcorn
- Troy Wymer (Fmr Brown Township Trustee) Arrest & Conviction
- Resignations by Brown Township public servants John Gootee and Jason Welsh.
- Open Door Violations by Ashley Basco Town Council President
- Down Town Revitalization West and East side coverage - Town conduct and Fiscal Policies questioned.
- Police Chief Dove Retires & Chief Grimes named as replacement
- Brownsburg School Board Election
- Town Council Public Comments Restored
- B & O Trail and Parks Department
- Brownsburg Little League Relocation & Town Negotiations
- Brownsburg North Group Against Annexation WINS court case, annexation stopped pending appeal by the Town of Brownsburg

Sentinel's plans for 2017:

Cover items as defined in our mission statement *specifically*:

Aggressive fiscal and administrative oversight into all town, BCSC, and Township expenses and conduct. Specifically the waste water treatment plant upgrade, East and West side Downtown developments. High school remodel & Elementary school construction. As well as any other items as they arise during the calendar year

This publication noticed with the exception of a very limited few, an absence of groups and individuals publicly calling for fiscal and policy reform in areas of town development (a "want") vs. the relentless outcries of the same parties when various public infrastructure and education facility construction projects (a "need") were discussed. We welcome their intermittent voices and suggestions however, fiscal and administrative oversight is a never ending job; this activity can not be "cherry picked" for reasons unknown. -- *The Editor*

Jim Miller named David Schanz Fireman of the Year



From L to R Asst. Chief Keith Rinehart, Jim Miller, Chief Larry Alcorn

Congratulations to Jim Miller named 2016 David Schanz Brownsburg Fire Territory Firefighter of the Year !

This Firefighter approaches his job with enthusiasm, encourages personal and professional growth, holds himself accountable, and fosters teamwork and reliance on each other. He lives with integrity, honors pride and tradition while always being a professional. He is dedicated to continuous improvement based on best practices. He strives to

create trust, innovation, involvement and creativity. He is a respected member of the Fire Territory and is respectful of and responsive to the needs and priorities of everyone. This Firefighter has given selflessly of themselves in support of the department, the fire service in general and the community.

This award is earned by a Firefighter who has best exemplified the standards of excellence and service to the community through their knowledge, skills and abilities. The Firefighter must be a team member who supports efforts to achieve the goals of the Fire Territory by embracing its policy, procedures, and guidelines, as well as seeking ways to improve delivery of Territory services. The Firefighter projects a positive image of the Fire Territory both on and off duty, and consistently performs routine duties with proficiency. *The Editor / BFT*



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February School Board Meeting - Anne Sering

The Board of Trustees for Brownsburg Community School Corporation (BCSC) met on February 13, 2017. One of the first items of business is approval of the Superintendent's Report. This document lists retirements, resignations, new employments, and other personnel matters. Among the items listed was the request to approve Collisi Farms' bid to farm the Anderson Property. With the amount being paid to farm the 24.74 acres was an explanation as to why the accepted bid per acre (\$181.00) was less than the North Property. Mr. Collisi's bid was considered fair because he has farmed the land for several years and is familiar with the large amount of wetland. In approving the Superintendent's Report this bid was approved by the Board.

Also included in the Superintendent's Report was approval of Construction Change Orders, Use of Facilities Agreements, and Student trips. BHS DECA Club will be spending overnight in Indianapolis in order to participate in the DECA State Career Development Conference in March 2017. The Brownsburg High School History Club will be traveling, at the end of this school year, to New York City to view historical and popular sites. The Brownsburg High School Marching Band will be traveling to Florida to perform at Disney World during Spring Break 2018. This trip is considered a reward for all the hard work and time the students devote to the marching band.

Four BHS Juniors received commendations for being selected as Rising Stars of Indiana. Commended were Jennifer Bowles, Lydia Gallo, Corin Campbell, and Jessica Morris. This award is presented by the Indiana Association of School Principals. Attending the meeting with the young ladies was Assistant Principal Dee Dowler who represents the class of 2018 (*Picture Below*).



Recognized as Rising Stars by the Indiana Association of High School Principals. From left to right Lydia Gallo, Corin Campbell, and Jessica Morris.

Mrs. Vicki Murphy presented the survey results from the Class of 2016. Of the emails sent slightly less than half opened the email and half of them went on to respond to the survey. Many of the comments from the graduated students centered around the people they missed and the relationships they formed while attending Brownsburg High



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School. They missed individual teachers and co-curricular activities like show choir and band. The number of the students who are still on the same track as described when they graduated is significant. Through our College and Career Advisor at the Senior Academy, Joni Martin, BHS strives to make sure that each student leaves high school with a plan. Many also gave advice to new students that pertained to AP/Dual Credit classes and getting a jump start on college.

The character trait Perseverance was presented by Eagle Elementary. Seeing the children explain via Power Point is much better than having them in person. Everyone watching gets more out of it. The children presenting are more relaxed and one can be amused with the little mistakes without worrying about hurting the child's feelings.

Mrs. Melissa Smith gave the annual Health Services Report. BCSC has nine clinics with a nurse and two clinics with two nurses staffed. These are at Brown Elementary and BHS. Of the 3600 visits only 900 students were sent home. Besides food allergies, the nurses also deal with diabetes, asthma and other allergies. New software CAREDOX has been implemented at no cost as the cost is covered by government and insurance agencies. The software is HIPAA and FERPA compliant which protects the children's information from being misused. It also connects to CHIRP, the Indiana on-line vaccine registry. The big time saver will be to parents who will not have to reenter information year after year. Board Member Kim Armstrong said BCSC had one nurse when she started her tenure on the Board.

Mr. Voigt gave an update on the various building projects and improvements taking place within BCSC. A new state requirement is that bidders on projects must be pre-certified which guarantees a level of minimum performance. This requirement will be added to the bidding form.

A public hearing was held concerning leases and projects for the improvements to West Middle School. This being accomplished Director of Finance Barry Gardner can proceed with the financial aspects of the project. The Board approved the Board Policies updates for Bylaws and administration. There were the only two items of old business.

Under new business, Asst. Superintendent Kat Jessup presented the first reading of school handbooks for the 2017-2018 school year and Dr. Snapp presented the first reading of Board Policies pertaining to Finance. These will be voted upon in the next regular meeting. Mrs. Jessup also presented for approval Early Childhood Center Preschool Supply Fees and Transportation Fees for the next school year. The supply fees will be increased from \$70.00 to \$80.00 and the transportation fees will also increase for peer friends \$50 to \$100 depending on the number of days used. This fee has not been increased for 7 years. The Board also approved enrollment for the out-of-district children of employees. This change may add 30 to 35 kids distributed over the various grades will not cause additional costs for teachers or facilities. The 45 acres mentioned in previous articles was approved for sale to the Brownsburg Little League. Transportation fees were approved to be increased for extra-curricular activities. The last time these were increased was 2013. The cost will be increased from \$2.17 to \$2.40 per mile. The meeting concluded with Superintendent's and Board Members' comments.

Publisher / Editor - David Weyant

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February Town Council Highlights - *continued from page 1*

Motion to Approve a Memorandum of Agreement (MOA) Regarding Cooperation and Coordination of Implementing 327 IAC 15-13 (Rule 13) within Hendricks County between Hendricks County (through the Hendricks County Partnership for Water Quality) and the Town of Brownsburg (Lisa Christie) This motion will increase the town commitment from 2900 to 4000 dollars per year. This motion also passed 5-0.

The rest of the meeting was devoted to **a review of 2016 goals and priorities and a discussion of what might be the priorities in 2017.** the following was presented as goals and priorities with their outcomes:

1) Exploration of properties near Arbuckle Park and strategic downtown property purchases. The town purchased 402 N Green Street to facilitate the Green Street project as well as downtown projects adjacent to Arbuckle Park. The town is working with a developer to encourage a new facility at the site of 224 and 228 north Green. The town also facilitated the purchase of 127 East Main by a real estate developer.

2) Wastewater Treatment Plant Expansion & Collection System Project. A 22.7M project, including \$2.3M in design costs & \$1.7M in contingency. \$6.3M in cash applied to project plus \$1.6M to prepay outstanding sewer bond; very favorable bids received at about \$7M below engineer's estimate. Utilized value engineering to realize \$1.1M in savings in estimated project costs prior to bid. Financing will be with low interest rates through State Revolving Fund. – Adopted ordinance increasing sewer rate 47.2% over five phases ending in 2020. This ordinance does not affect water or stormwater rates.

3) Recreation Trail Program (East Middle School to B&O)—all right of way acquisition completed, in process of obtaining final easement. Town received \$150K in federal funding towards the \$379K total cost. Project to continue in FY2017.

4) Establish a Town University—Curriculum for staff development has been fully implemented. 24 courses offered in 2016.

5) Green St/Main St Intersection Improvements —Process commenced by Council Resolution to pursue partnership with INDOT, awaiting their response. Progress to continue into FY2017 and beyond.

6) Main St Revitalization —Six façade grants awarded in FY2016 (several along Main St); \$59K in grants with an estimated total investment of \$316K (includes grant monies). Three-year total = 38 grants awarded totaling \$272K with an estimated investment of \$854K (includes grant monies).

7) Implement Active Transportation Plan Elements with Connectivity Focus—Parks Dept worked with B&O Trail Association for acquisition of trail segment between CR 300N and Ronald Reagan Parkway. Construction underway; total project cost estimated at \$761K.

8) Improve Connectivity (cont.)— Coordinated with BCSC and residents to complete trail connection between Fairfield Heights subdivision and East Middle School.

9) Improve Connectivity (cont.) —Safe Routes To School project completed linking library to high school. Total project cost of \$825K including \$627K of federal contribution, or 76%.

10) Improve Connectivity (cont.) —Completed White Lick Creek land acquisition as part of Arbuckle to W Northfield Dr future trail; completed topographic survey and wetland delineation prior to submitting trail construction and environmental agreement request to IDEM, DNR, and Army Corps of Engineers.

11) Bicentennial Trail — Trail will link B&O Trail in Brownsburg to Avon Trail system; total project cost at \$942K for both Brownsburg and Avon to share approximately 50/50. Construction underway for this and for B&O segment expected completion in 2017.

12) Development of Downtown/Arbuckle Acres Park with Mixed Use Development—Two economic development agreements (EDAs) finalized with developers in January/February 2017, two others to be completed by Spring 2017, projects to commence in 2017. Total estimated downtown investment from the public/private partnership is between \$70-80M.

13) Street Resurfacing—\$660K for Northridge subdivision, \$105K in sidewalks at W Vermont and Patrick Place.

14) Gateway Project Phase III —Trail crossing from west side of Green St to east side with extension under I-74 to Citgo and then northeast to access residential areas. Project in final stages.

15) Sidewalk at Brownsburg Village Center—Sidewalk to link Roland Manor with existing sidewalk in front of

Chase Bank.

16) Research Opportunities to Preserve & Capitalize on Brownsburg History—Worked with the Indiana Racing Memorial Association to dedicate a marker to honor auto racing legend Larry Rice who called Brownsburg home.

17) Strengthen Relationship & Develop Strategy for Racing Community —To wn agreed to administer \$1M Indiana Economic Development Corporation Motor Sports Improvement grant to facilitate Lucas Oil Raceway improvements by the National Hot Rod Association —construction of the Top Eliminator Club Pavilion; continued track sponsorship and event partnership such as Big Go Block Party and Rev Rally.

Other Notable 2016 accomplishments:

1) Indiana Water Environment Association (IWEA) Awards — The Town's Wastewater Treatment Plant received the "Excellence in Safety" and "Laboratory Excellence" in Aug 2016. This is the 17th time that the Brownsburg plant has received the safety award and it has earned the lab excellence recognition 12 times. Members of the team also placed 2nd in the Wastewater Challenge competition.

2) Municipal Tax Rate Decreased for 5th Consecutive Year— decrease of 1.56% from FY2016. Assessed Value up 4.21%.

3) 325 commercial and residential permits issued with estimated valuation of \$139M.

4) Economic Development Assistance & Incentives

5) 205 single family residential permits issued with estimated valuation of over \$48.5M (average \$237K)

6) Received Notification of 2015 Tree City USA Status —Recognition by the Arbor Day Foundation in honor of commitment to effective urban forest management.

7) First Town Roundabout Opens —The \$1.4M roundabout at Green Street & CR 300N opened, improving traffic flow and safety at the intersection.

8) White Lick Creek Bank Stabilization —\$539K project to control erosion at US 136 and Seumen St.

9) White Lick Creek Log Jam Removal —Project to remove log jam and debris to improve drainage and flow in the area between

The Brownsburg Park Board alleviated the parkland deficit, while saving the town \$725,000 from the original cost projections - Phil Parnin Feb. 9th Town Council

February Town Council Highlights- *continued from page 4*

Stoneybrook Dr and I-74.

10) Ronald Reagan Parkway Widening —Project that widened RRP from CR 300 N south to Town limits completed in 2016. Timed with Avon's widening of RRP from Town limits to US 36.

11) Williams Park Improvements —Walking trails and roadways resurfaced.

12) Tilden Road Improvement and Sewer Separation Project — Initial phase completed in summer of 2016 at total project cost of \$5.7M.

13) Roundabout at Airport Rd & Hornaday —Design —Design commenced; FY2021 construction; estimated total project cost is \$3.8M with \$2.1M federal contribution, or 54%, through Metropolitan Planning Organization (MPO).

14) Design Engineering for Northfield Dr Extension —Design continues for project linking CR 300 N with Airport Rd—including tie -ins to B&O Trail. Total project cost for roadway is \$8.5M with \$6.3M in federal contribution, or 74%.

Goals and Priorities for 2017 and beyond

1) Green St Widening Project —Letting near the end of FY2017. Total project cost is estimated at \$5.7M with \$2.8M in federal contributions, or 50%. Project to add bike lanes and a center turn lane. Decorative lighting and landscape elements also included.

2) Completion of Ronald Reagan Parkway —Project will connect US 136 with CR 300 N and establish the overall link of I-74 with I-70. Anticipated completion in late 2017. Total project cost is \$20.3M—Town's portion is \$10.7M, or 53%. Remainder of funding is from Hendricks County and MPO.

3) White Lick Creek Greenway Design —\$90K budgeted for design of section from Arbuckle to W Northfield Dr (by IHOP).

4) Roundabout at Tilden & Odell —Design —Design for this project to commence. FY2021 construction; estimated total project cost is \$3.8M with \$2.2M federal contribution, or 58%, through MPO.

5) RTP Trail —Continuation of project that will construct trail connecting East Middle School through Cardinal Park to the B&O Trail. Project continued from FY2016.

6) Drainage Improvements —In coordination with the Hendricks County Drainage Board, the Town will be making repairs to a section of damaged storm pipe along S Green St to improve drainage upstream at S Odell and Ashwood Cir.

7) Traffic Signal Synchronization — The Town is coordinating an \$85K project with INDOT to improve timing and flow at the INDOT signals at the off -ramps, CR 700N, and the Town signals at Northfield and Green St and Northfield at McNees.

8) Engineering for a Regional Stormwater Detention Facility at the Ronald Reagan Parkway—Tabled to FY2017 or beyond.

9) Regulatory Sign Inventory/Replacement —\$367K total project cost with \$311K federal contribution, or 85%.

10) Completion of Biennial Citizen Survey—Surveys to be sent to 1,500 random household within Town limits to gauge sentiment on a variety of issues including roads, parks, safety, etc.

11) Completion of Employee Survey—Currently evaluating survey instrument option.

12) Brownsburg Little League—Finalize plans to support relocation to new site.

13) US 136 & 900 E Improvements

14) Fiscal Reporting on Town Website

The last meeting of the month was held on February 23rd. The meeting was called to order by Ms. Bascu . She indicated all members present except for Anne Hathaway. With no public comments, the council moved to department reports.

First to present was Chief Grimes with the police department report. He indicated that the 2016 annual report was contained in the town council packet. He wanted to emphasize the charitable donations by Mrs. Bailey which funds the summer camp each year. He also commented briefly on the police action shooting in Brownsburg. It was the first such shooting in over 20 years. Indiana State Police was handling the investigation. No comment will be given from Brownsburg police department. All requests for information need to be directed to the Indiana State Police.

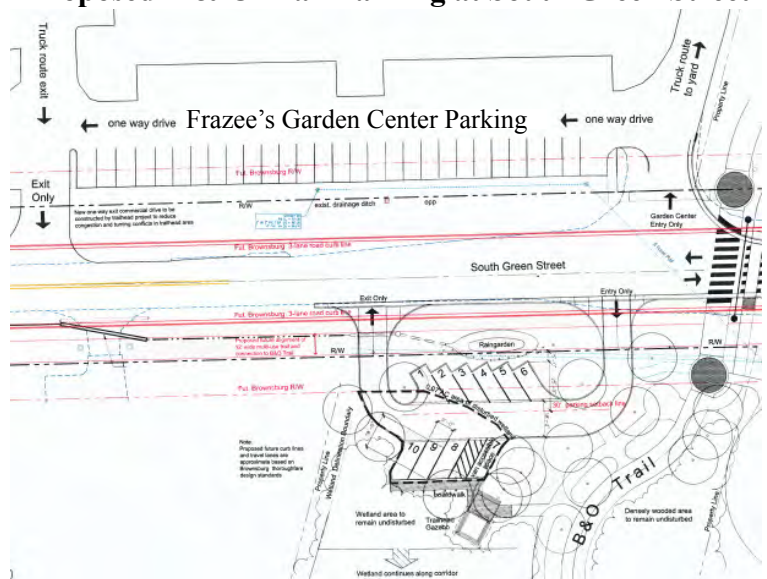
Next up was the Fire Territory report. The fire territory wanted to highlight the training and new hires which are in process. Also the new radio tower is giving good coverage indoors and outdoors more than what was expected.

New for consideration consisted of two resolutions. First was Resolution #2017-07 – A Resolution Authorizing the Transfer of Funds (Brian Hartsell) This resolution approves another \$7500 to the Wynne Farm set aside fund to hold property taxes on annexed Wynne farms property. The funds will be used for a special project decided by the Wynne Farms Advisory Board that must be completed by Oct. 2019. The resolution passed 5-0.

The other resolution was Resolution #2017-08 – A Resolution of the Town Council of the Town of Brownsburg Authorizing Certain Actions Relating to the Town's Acquisition of Real Property in Connection with the Completion of a Public Improvements Project Entitled Enderly Avenue & Mill Street Extension (Todd Wallace) This resolution was tabled because the executive session was cancelled. Mr. Wallace hopes to have it back on the agenda in March.

Under town council items, Brian Jessen has submitted a conflict of interest form due to a new position. He is just waiting for Ms. Hathaway to accept the form. Mr. Dawes indicated Dick Holmes has resigned from Police Commission. He asked for a motion to approve the resignation which was passed 5-0. He also requested that a special meeting to be called as soon as possible to appoint Mr. Holmes replacement since it leaves the Police Commission with the possibility of a 2-2 tie. The date and time was set for the special meeting to happen on March 2nd.

Proposed B & O Trail Parking at South Green Street



February BZA Highlights - *The Editor*

The Board of Zoning Appeals held two meetings in February. The first on February 13th was the first with all the new members. They were missing one person but had a quorum. First on the agenda was to elect the new President which was Brett Snowden and the new Vice-President which was Mike Arnold.

Next on the agenda was recommended continuances all requested by the applicants which consisted of the following cases:

BZUV-10-16-1458 645 N. Green St. Retail Business, Type 4 A request for a Use Variance from Article 2, § 2.37 to permit a "Retail Business, Type 4" use within the Low Intensity Industrial (I1) District. Parcel No(s): 32-07-02-385-007.000-016 ADVERTISED PUBLIC HEARING Represented by: Andy Kult, Comer Law Office, LLC.

BZSE-01-17-1493 Brownsburg Town Center UC PMO- Dwelling, Multiple Family A request for a Special Exception from Article 2, § 2.27 as it relates to "Permitted Uses," within the Urban Commercial (UC) District and Article 3 § 3.07 Pedestrian Oriented Mixed-Use Overlay (PMO) Zoning District. ADVERTISED PUBLIC HEARING Represented by: David Ravensberg, Scannell Properties.

BZDV-01-17-1494 Brownsburg Town Center Maximum Primary Structures A request for a Development Standards Variance from Article 2, § 2.28 "Maximum Primary Structures" of the Unified Development Ordinance; to exceed the maximum primary structures limit within the Urban Commercial (UC) District. ADVERTISED PUBLIC HEARING Represented by: David Ravensberg, Scannell Properties.

BZDV-01-17-1495 Brownsburg Town Center Vision Clearance A request for a Development Standards Variance from Article 5, § 5.91 "Vision Clearance Standards" of the Unified Development Ordinance; to allow a reduction in the minimum vision clearance requirement within the Urban Commercial (UC) District. ADVERTISED PUBLIC HEARING Represented by: David Ravensberg, Scannell Properties

Next on the agenda for Old Business was 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. ADVERTISED PUBLIC HEARING Represented by: Ben Comer, Comer Law Office, LLC. This is the parcel where the Brownsburg Storage Court is located. The owner wants to split the 10 acres into two 5 acre plots. The new lot will not have frontage to a road and the lot is being separated for estate purposes. There were no comments from the public The variance passed 4-0.

There was only one item for New Business BZDV-12-16-1478 860 N. Green St. Front Yard Setback A request for a Development Standards Variance from Article 2, § 2.34 "Minimum Front Yard Setback" of the Unified Development Ordinance; to reduce the minimum front yard setback within the Highway Commercial (HC) District. Parcel No(s): 32-07-02-300-010.000-016 & 32-07-02-300-012.000-016 ADVERTISED PUBLIC HEARING Represented by: Andy Kult, Comer Law Office, LLC. This variance was for the two buildings between Taco Bell and the Speedway where everyone is hoping the Qdoba will be located. The developer is trying to make two lots into one lot to better utilize the land. They had already received conditional plat approval from the Advisory Plan Commission with the caveat of requesting the variance. With no comments from the public and a favorable recommendation from staff the variance passed 4-0.

On February 21st, the Board of Zoning Appeals held a special meeting to address the B&O Trailhead variance and three variances for the Brownsburg Town Center. The meeting was opened with all members present. First on the agenda was approval of finding of facts for the following cases:

BZDV-11-16-1460 1650 E. Northfield Dr. Max. Primary Structures
BZDV-11-16-1463 1111 E. 56th St. Front Yard Setback
BZDV-11-16-1464 1111 E. 56th St. Maximum Lot Coverage
BZDV-11-16-1465 1111 E. 56th St. Maximum Floor Area
BZDV-12-16-1475 Brownsburg Office Suites Front Yard Setback
BZDV-12-16-1476 Brownsburg Office Suites Parking Standards

These were approved 4-0 with 1 person abstaining.

This evening the only other business was New business. First up was BZDV-12-16-1487 B&O Trail Green Street Trailhead A request for a Development Standards Variance from Art. 5, § 5.63(C)(1) as it relates to Article 2, § 2.02 "Minimum Front Yard Setback" of the Unified Development Ordinance; to allow a reduction in the minimum front yard setback for an Accessory Structure within the Parks & Recreation (PR) District. Parcel No(s): 32-07-23-300-011.000-016. ADVERTISED PUBLIC HEARING Represented by: Meg Storrow, Storrow Kinsella Associates. This request was for a minimum setback allowance variance so the parking lot for the B&O Trailhead could have 10 spaces instead of 4 spaces. The problem is that there are wetlands around the railroad that they are obligated not to destroy for development. For the Public Hearing, one person from the Thornburg neighborhood came up to the podium to ask if any other alternative locations had been looked at for parking and what was going to be put into place for the security of the Thornburg neighborhood. The park district does have other land on 900 East south of 300 north that can also be used for parking but not happening right now. With no other comments the variance passed 5-0

Brownsburg Town Center (Rick Bolt/Scannell Properties)



The next three cases for the Brownsburg Town Center was heard together. The cases were:

BZSE-01-17-1493 Brownsburg Town Center UC PMO- Dwelling, Multiple Family A request for a Special Exception Use from Art. 3, § 3.07 "Effect on Uses" as it relates to Art. 2, § 2.27 "Permitted Uses" within the Pedestrian Oriented Mixed-Use Overlay (PMO) District, to permit "dwelling, multiple-family" use on the first floor within the UC District. ADVERTISED PUBLIC HEARING Represented by: David Ravensberg, Scannell Properties.

BZDV-01-17-1494 Brownsburg Town Center Maximum Primary Structures A request for a Development Standards Variance from Article 2, § 2.28 "Maximum Primary Structures" of the Unified Development Ordinance; to permit two primary structures on a single lot within the Urban Commercial (UC) District. ADVERTISED PUBLIC HEARING Represented by: David Ravensberg, Scannell Properties.

February BZA Highlights- *cont page 6*

BZDV-01-17-1495 Brownsburg Town Center Vision Clearance A request for a Development Standards Variance from Article 5, § 5.91 "Vision Clearance Standards" of the Unified Development Ordinance; to allow a reduction in the minimum vision clearance requirement within the Urban Commercial (UC) District. ADVERTISED PUBLIC HEARING Represented by: David Ravensberg, Scannell Properties

The presentation started by describing the new plans for the Brownsburg Town Center. The plans currently has two buildings each 4 stories tall. There are plans for 173 apartments, 212 parking garage on the east side and 11,000 sq ft of retail and 15,000 sq ft of non-residential on Green Street. The first variance is for first floor residential. The second variance is to allow two buildings on one lot and the last variance is for vision clearance at the intersections. Not many comments on the first two variances, most of the comments from the BZA were on the third variance for vision clearance at the intersections. There will be no on street parking except for a loading lane on Enderly. Enderly will have a traffic signal where it intersects with Green street. Mill street at Enderly and Mill Street and Franklin will be stop controlled on Mill Street. Jefferson and Green will have a stop sign on Jefferson. With no public comments, all three variances passed 5-0. -- *The Editor.*

Feb. 28th BCSC Work Shop - *Anne Sering*

On February 28, 2017, the Board of Trustees met. This marks the first meeting of the school year where representatives from each school appear to discuss the progress and answer any concerns the Board may have. Each school spends a half hour with the Board. The representatives include the Principal, Counselor, and a few teachers. For this meeting Brown, Cardinal and Delaware Trail elementary schools met with the Board.

The schools reported on the 2015-2016 ISTEP results for Math and Language Arts for grades 3, 4, and 5. They also reported the Acuity Predictions for this coming year for both subjects and grades. This information estimates the percentage of the children who are sure to pass, what percentage could pass or fail and the very small percentage that is expected not to pass. IREAD passing percentages were reported for 2015 and 2016 as were attendance and office referrals.

The Board likes to hear specific examples of successes with students. Two of the schools had a teacher discuss in detail what is being done to in individual cases to insure students succeed. At one of the meetings a remark was made about the challenge of helping a child succeed especially when they come from another less rigorous district and how if the family leaves the district the teachers are upset that the child might again not get the attention needed. At one session BCSC policy on retention was discussed. Dr. Snapp stated that the general rule is to not retain but instead provide intervention programs. One such intervention might mean having a 1st grade student new to the district who had not been taught to read attend kindergarten reading lab and have individual instruction during the school day.

The challenge of having IREAD replaced with ILEARN was discussed along with the having test designed and dictated by non-educators who want to make the rules. Of course, if the school is performing well the students will perform well no matter what the test. BCSC rigorous elementary math program is already reaping benefits in middle school. When uniformity was implemented across each grade, instructional coaches introduced in the elementary schools, and professional development made a requirement for teachers, pupils success began to improve thus proving that cooperation among the staff pays off. With every group I have observed, teacher helping teacher is evident and is without negativity. Brownsburg schools success is the result of the educational staff.

Brownsburg Little League Update

Spring is in the air and it's time for some baseball! Brownsburg Little League Baseball (BLLB) has completed spring registration, drafted players, and assigned teams in all age divisions. Over 850 Brownsburg kids are registered! As in previous years, all games will be played at Arbuckle Acres Park. The league will have full access to the fields and concession stand through June 15. Parking, however, will be more limited than in the past so please plan accordingly when you come out for games.

BLLB board members are also in the final stages of completing land acquisitions with the Brownsburg Community School Corporation and St. Malachy Church for our future fields. This land is located just south of St. Malachy Church.

Sponsorship efforts have begun in an effort to raise financial support for the historic move (see below). Additionally, the Brownsburg Little League Board is partnering with the Brownsburg Parks Department to complete a feasibility study, as well as other efforts to make this relocation a reality. If you wish to learn more, please email info@brownsburgbaseball.com or visit www.brownsburgbaseball.org.

Brownsburg Little League Cincinnati Reds Support for Project Donors



The Cincinnati Reds and the Reds Community Fund are committed to assisting the Brownsburg Little League with its impending move from Arbuckle Acres to its future home complex.

Reds C.O.O. Phil Castellini has pledged the following benefits to donors between Feb. 1 and April 1, 2017

Sponsorship Levels

\$25,000

- One Reds Suite Package for 40 guests at a mutually agreed upon 2017 Reds game. Food and beverage not included
- Additional Guest Benefits listed below

\$15,000

- One Reds Suite Package for 14 guests at a mutually agreed upon 2017 Reds game. Food and beverage not included
- Additional Guest Benefits listed below

\$10,000

- 10 tickets at a mutually agreed upon 2017 Reds game at the Infield Box Level
- Additional Guest Benefits listed below

\$5,000

- 6 tickets at a mutually agreed upon 2017 Reds game at the Infield Box Level
- Additional Guest Benefits listed below

\$2,500

- 4 tickets at a mutually agreed upon 2017 Reds game at the Infield Box Level
- Additional Guest Benefits listed below

\$1,500

- 2 tickets at a mutually agreed upon 2017 Reds game at the Infield Box Level
- Additional Guest Benefits below

Additional Guest Benefits

- Reds hats for each guest.
- Reds bobblehead for each guest.
- Parking pass included for suites



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