

ADVISORY PLAN COMMISSION AGENDA



JUNE 22, 2015
6:00 PM

TOWN COUNCIL MEETING ROOM
TOWN HALL
61 NORTH GREEN STREET
BROWNSBURG, INDIANA 46112

- A. CALL TO ORDER & DETERMINATION OF QUORUM
- B. MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE
- C. CONSIDERATION OF PREVIOUS MEETING(S) MINUTES
 - 1. MAY 26, 2015 - REGULAR MEETING
 - 2. MAY 27, 2015- SPECIAL MEETING
- D. APPROVAL OF FINDINGS OF FACT AND REPORTS OF DETERMINATION
 - 1. PCMA-03-15-1294 ZONING ORDINANCE ANNUAL REVIEW-ZONING MAP AMENDMENTS 108/112 N. GRANT ST.
 - 2. PCZT-04-15-1295 UNIFIED DEVELOPMENT ORDINANCE 'DRAFT-C'
 - 3. PCZT-03-15-1292 ZONING ORDINANCE ANNUAL REVIEW BOLT ZONING TEXT AMENDMENTS
- E. RECOMMENDED CONTINUANCES
 - 1. PSDP-03-15-1288 PARK 1001 LOT 1, BUILDING 5 DPR 1650 E. NORTHFIELD DR.
APPLICANT IS REQUESTING A CONTINUANCE TO BETTER ADDRESS STAFF'S CONCERNS PRIOR TO THE PUBLIC HEARING.
- F. OLD BUSINESS
 - 1. PCMA-04-15-1298 HENDRICKS REGIONAL HEALTH REZONE TO PD NW CORNER OF RRP AT I-74
A REQUEST TO AMEND THE OFFICIAL ZONING MAP OF THE TOWN OF BROWNSBURG TO A PLANNED DEVELOPMENT (PD) DISTRICT, FOR THE PURPOSE OF CREATING A MIXED-USE DEVELOPMENT ON APPROXIMATELY 25 ACRES OF REAL ESTATE, LOCATED AT THE NORTHWEST CORNER OF RONALD REAGAN PARKWAY AND I-74.
PARCELS: 32-08-07-300-001.000-016, 32-08-07-100-001.000-016
ADVERTISED PUBLIC HEARING
REPRESENTED BY ROBERT A. HICKS - HALL, RENDER, KILLIAN, HEATH & LYMAN, P.C.

G. NEW BUSINESS

1. **PCMA-05-15-1303 505 E. COLLEGE AVENUE REZONE TO IS 505 E. COLLEGE AVE.**
A REQUEST TO AMEND THE OFFICIAL ZONING MAP OF THE TOWN OF BROWNSBURG TO THE INSTITUTIONAL (IS) DISTRICT, FOR THE PURPOSE OF MATCHING THE ZONING CLASSIFICATION OF THE SURROUNDING PROPERTIES OWNED BY BROWNSBURG COMMUNITY SCHOOL CORPORATION, CONTAINING APPROXIMATELY 0.42 ACRES, LOCATED EAST OF EASTERN AVE. ON THE SOUTH SIDE OF E. COLLEGE AVE.
PARCELS: 32-07-11-455-024.000-016
ADVERTISED PUBLIC HEARING
REPRESENTED BY JOHN VOIGT, BROWNSBURG COMMUNITY SCHOOL CORPORATION.
2. **PCMA-05-15-1304 521 E. COLLEGE AVENUE REZONE TO IS 521 E. COLLEGE AVE.**
A REQUEST TO AMEND THE OFFICIAL ZONING MAP OF THE TOWN OF BROWNSBURG TO THE INSTITUTIONAL (IS) DISTRICT, FOR THE PURPOSE OF MATCHING THE ZONING CLASSIFICATION OF THE SURROUNDING PROPERTIES OWNED BY BROWNSBURG COMMUNITY SCHOOL CORPORATION, CONTAINING APPROXIMATELY 0.21 ACRES, LOCATED EAST OF EASTERN AVE. ON THE SOUTH SIDE OF E. COLLEGE AVE..
PARCELS: 32-07-11-455-025.000-016
ADVERTISED PUBLIC HEARING
REPRESENTED BY JOHN VOIGT, BROWNSBURG COMMUNITY SCHOOL CORPORATION.
3. **PCMA-05-15-1305 523 E. COLLEGE AVENUE REZONE TO IS 523 E. COLLEGE AVE.**
A REQUEST TO AMEND THE OFFICIAL ZONING MAP OF THE TOWN OF BROWNSBURG TO THE INSTITUTIONAL (IS) DISTRICT, FOR THE PURPOSE OF MATCHING THE ZONING CLASSIFICATION OF THE SURROUNDING PROPERTIES OWNED BY BROWNSBURG COMMUNITY SCHOOL CORPORATION, CONTAINING APPROXIMATELY 0.18 ACRES, LOCATED EAST OF EASTERN AVE. ON THE SOUTH SIDE OF E. COLLEGE AVE..
PARCELS: 32-07-11-455-026.000-016
ADVERTISED PUBLIC HEARING
REPRESENTED BY JOHN VOIGT, BROWNSBURG COMMUNITY SCHOOL CORPORATION.
4. **PCMA-05-15-1306 115 S. GRANT STREET REZONE TO IS 115 S. GRANT ST.**
A REQUEST TO AMEND THE OFFICIAL ZONING MAP OF THE TOWN OF BROWNSBURG TO THE INSTITUTIONAL (IS) DISTRICT, FOR THE PURPOSE OF MATCHING THE ZONING CLASSIFICATION OF THE SURROUNDING PROPERTIES OWNED BY BROWNSBURG COMMUNITY SCHOOL CORPORATION, CONTAINING APPROXIMATELY 0.23 ACRES, LOCATED SOUTH OF E. COLLEGE AVE. ON THE EAST SIDE OF S. GRANT ST.
PARCELS: 32-07-11-455-009.000-016
ADVERTISED PUBLIC HEARING
REPRESENTED BY JOHN VOIGT, BROWNSBURG COMMUNITY SCHOOL CORPORATION.
5. **PCMA-05-15-1307 421 S. GRANT STREET REZONE TO IS 421 S. GRANT ST.**
A REQUEST TO AMEND THE OFFICIAL ZONING MAP OF THE TOWN OF BROWNSBURG TO THE INSTITUTIONAL (IS) DISTRICT, FOR THE PURPOSE OF MATCHING THE ZONING CLASSIFICATION OF THE SURROUNDING PROPERTIES OWNED BY BROWNSBURG COMMUNITY SCHOOL CORPORATION, CONTAINING APPROXIMATELY 0.74 ACRES, LOCATED ON THE NORTHEAST CORNER OF S. GRANT ST. AND E. TILDEN DR.
PARCELS: 32-07-14-205-001.000-016
ADVERTISED PUBLIC HEARING
REPRESENTED BY JOHN VOIGT, BROWNSBURG COMMUNITY SCHOOL CORPORATION.

6. **PCPA-05-15-1308** **PARTIAL VACATION OF MARVIN H. SHELTON SUB.** **LINCOLN AVE. AT S. GRANT ST.**

A REQUEST TO VACATE A PORTION OF THE MARVIN H. SHELTON SUBDIVISION, LOCATED ALONG THE EAST SIDE OF S. GRANT STREET, BETWEEN E. TILDEN DR. AND E. COLLEGE AVE.

PARCELS: 32-07-11-455-007.000-016, 32-07-11-455-008.000-016, 32-07-11-455-009.000-016, 32-07-11-455-010.000-016, 32-07-11-455-011.000-016, 32-07-11-455-012.000-016, 32-07-11-455-013.000-016, 32-07-11-455-014.000-016, 32-07-11-455-015.000-016, 32-07-11-455-016.000-016, 32-07-11-455-017.000-016, 32-07-11-455-018.000-016

ADVERTISED PUBLIC HEARING

REPRESENTED BY JOHN VOIGT, BROWNSBURG COMMUNITY SCHOOL CORPORATION

7. **PSDP-05-15-1309** **HELPFUL HARDWARE STORES OF BROWNSBURG, LLC DPR** **800 E. MAIN ST.**

A REQUEST TO CONSTRUCT A NEW 8,450 SF OUTDOOR DISPLAY AREA IN CONJUNCTION WITH AN INTERNAL BUILDING REMODEL FOR THE PURPOSE OF SELLING OUTDOOR EQUIPMENT, MERCHANDISE AND ACCESSORIES.

PARCELS: 32-07-11-445-016.000-016

ADVERTISED PUBLIC HEARING

REPRESENTED BY JOHN S. CAPPER, IV – CAPPER TULLEY & REIMONDO

8. **PCMA-05-15-1310** **MONARCH CROSSING REZONE TO PD** **Co. Rd. 300 N & Co. Rd. 900 E**

A REQUEST TO AMEND THE OFFICIAL ZONING MAP OF THE TOWN OF BROWNSBURG TO THE PLANNED DEVELOPMENT (PD) DISTRICT, FOR THE PURPOSE OF CREATING A MIXED-USE DEVELOPMENT; INCLUDING COMMERCIAL, SINGLE-FAMILY AND MULTIPLE-FAMILY RESIDENTIAL USES, LOCATED ALONG THE WEST SIDE OF RONALD REAGAN PARKWAY, SOUTH OF E. CO. RD. 300 N., CONTAINING APPROXIMATELY 55.35 ACRES OF REAL ESTATE.

PARCEL NOS. 32-08-30-100-005.000-015, 32-08-30-200-001.000-015, 32-08-30-200-014.000-015, 32-08-30-200-002.00-016

ADVERTISED PUBLIC HEARING

REPRESENTED BY: MIKE ROAN- FREEMAN DEVELOPMENT CORPORATION

H. REPORTS FROM OFFICERS, COMMITTEES, AND STAFF

1. NONE

I. COMMUNICATIONS & BILLS

1. NONE

J. ADMINISTRATIVE FILINGS

1. **CPSP-06-15-1311** **WINDRIDGE CHASE, SEC. 1** **Co. Rd. 650 E & WINDJAMMER DR.**
2. **ASDP-06-15-1313** **AT&T Co-LOCATE AT ARBUCKLE ACRES PARK** **6876 LUCAS DR.**

K. CASES FILED FOR FUTURE MEETINGS

1. **PCMA-06-15-1312** **407 N. GREEN STREET REZONE TO NC** **407 N. GREEN ST.**
2. **PSDP-06-15-1314** **BCSC EARLY CHILDHOOD CENTER MASTER EXPANSION** **111 EASTERN AVE.**
3. **PSDP-06-15-1316** **KROGER EXPANSION** **905 N. GREEN ST.**
4. **PSDP-06-15-1324** **K1Ds COUNT, LLC DPR** **1353 E. MAIN ST.**
5. **PSDP-06-15-1325** **LOT 22 EAGLEPOINT BUSINESS PARK DPR (TMC TRANSPORT.)** **1214 E. NORTHFIELD DR.**

L. TASK LIST

1. NONE

M. ADJOURNMENT

THE TOWN OF BROWNSBURG ACKNOWLEDGES ITS RESPONSIBILITY TO COMPLY WITH THE AMERICANS WITH DISABILITIES ACT OF 1990. IN ORDER TO ASSIST INDIVIDUALS WITH DISABILITIES WHO REQUIRE SPECIAL SERVICES (I.E. SIGN INTERPRETIVE SERVICES, ALTERNATIVE AUDIO/VISUAL DEVICES, AND AMANUENSES) FOR PARTICIPATION IN OR ACCESS TO TOWN SPONSORED PUBLIC PROGRAMS, SERVICES, AND/OR MEETINGS, THE TOWN REQUESTS THAT INDIVIDUALS MAKES REQUESTS FOR THESE SERVICES TWO BUSINESS DAYS AHEAD OF THE SCHEDULED PROGRAM, SERVICE, AND/OR MEETING. TO MAKE ARRANGEMENTS, CONTACT US AT 317-852-1128.