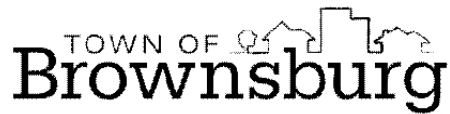


ADVISORY PLAN COMMISSION AGENDA

Brownsburg Advisory Plan Commission Meetings are live-streamed and archived.



June 27, 2022

6:00 PM

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

- A. CALL TO ORDER BY PRESIDING OFFICER**
- B. MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE**
- C. APPROVAL OF PREVIOUS MEETING(S) MINUTES**

- 1. MAY 23, 2022- REGULAR MEETING**

Documents:

[C.1. APC_MINUTES_05-23-2022.PDF](#)

- D. APPROVAL OF FINDINGS OF FACT AND REPORTS OF DETERMINATION**

- 1. PSDP-22-3 PARK 136 ACORN STORAGE DPR**

Documents:

[D.1. ROD_PSDP-22-3_PARK 136 ACORN STORAGE DPR.PDF](#)

- 2. PSDP-22-4 PARK 136 INDUSTRIAL DPR**

Documents:

[D.2. ROD_PSDP-22-4_PARK 136 INDUSTRIAL DPR.PDF](#)

- 3. PCMA-22-2 AUBURN RIDGE REZONE TO R3**

Documents:

[D.3. ROD_PCMA-22-2_AUBURN RIDGE REZONE TO R3.PDF](#)

- E. HEARING OF REQUESTS FOR CONTINUANCES**

- 1. PCCZ-22-2 GARNER CONDITIONAL REZONE TO PD**

A request for a Conditional Zoning Map Amendment to rezone the property from the Hendricks County Residential (HC RB) district to the Planned Development (PD) district to allow for future residential development, on approximately 38 acres, located at 7210 N County Road 800 E.

Parcels: 32-02-35-300-002.000-001

ADVERTISED PUBLIC HEARING

Represented By: Robyn Crawford, PulteGroup

F. DEVELOPMENT PLAN APPROVAL REQUESTS

1. PSDP-22-10 CREEKSIDE COMMONS BIG RED LIQUORS DPR

A request for development plan review approval of a 4,600 sq. ft. building with associated parking, in the Creekside Commons Planned Development (PD) District, on approximately 1.36 acres, located SE of the INTS of US HWY 136 and S. Northfield Drive.

Parcels: 32-07-13-200-038.000-016

Represented By: Nathan White, Benchmark Consulting

Documents:

[F.1.A. SYNOPSIS_PSDP-22-10_CREEKSIDE COMMONS BIG RED LIQUORS DPR.PDF](#)
[---F.1.B. TECH REVIEW_PSDP-22-10 _CREEKSIDE COMMONS BIG RED LIQUORS DPR.PDF](#)
[---F.1.C. 2022-05-26_BIG_RED_219_DPR_TECH_RESPONSE.1_THU_MAY_26_2022_16-21-45.PDF](#)
[---F.1.D. 2022-05-25_BIG_RED_DPR_REV.1_THU_MAY_26_2022_16-15-37.PDF](#)
[---F.1.E. 2022-05-26_BUILDING_ELEVATIONS.2_THU_MAY_26_2022_16-17-54.PDF](#)
[---F.1.F. 2022-06-15__TECH_RESPONSE.2_WED_JUN_15_2022_14-52-27.PDF](#)

2. PSDP-22-7 RONALD REAGAN LOGISTIC PARK @ I-74, PHASE II, BUILDING 2 DPR

A request for development plan review approval of a 673,920 sq. ft. industrial warehouse and associated truck docks, vehicle parking lots, drives, and utility infrastructure, in the High Intensity Industrial (I2) District, on approximately 43.11 acres, located on the NE corner of N CR 900 E and E US Hwy 136.

Parcels: 32-08-18-100-001.000-016

Represented By: Dillon Reynolds, SPACECO Inc.

Documents:

[---F.3.C. TAC_RESPONSE_LETTER_20220617_FRI_JUN_17_2022_13-09-31.PDF](#)
[---F.3.D. RRLP_PH2_BLDG2_CIVIL_06172022_FRI_JUN_17_2022_13-08-27.PDF](#)
[---F.3.E. RRLP_PH2_BLDG2_ELEVATIONS_MON_MAY_9_2022_16-56-33.PDF](#)

G. OLD BUSINESS

H. CONTINUED PUBLIC HEARINGS

1. PCMA-10-21-1956 W. WYNNE FARMS PD AMENDMENT

A request for a zoning map amendment, to amend Ordinance 2004-01 Wynne Farms PUD Ordinance the West Wynne Farms PD Parcel R, for the purpose of to permit multi-family uses for the purpose of future development.

Parcels: 32-07-26-105-002.000-016, 32-07-26-105-006.000-016, 32-07-26-105-004.000-016

ADVERTISED PUBLIC HEARING

Represented By: Russell Brown, Clark Quinn Moses Scott & Grahn, LLP

Documents:

[H.1.A. SYNOPSIS_W WYNNE FARMS PD AMENDMENT_PCMA 10-21-1956.PDF](#)
[--H.1.B. TEXT AMENDMENT TO W. WYNNE FARMS PD- WEST WIND PROJECT.PDF](#)
[--H.1.C. IN-BROWNSBURG_PRELIMINARY_SITE_PLAN_- _UPDATE_20220531_WED_JUN_1_2022_16-37-07.PDF](#)
[--H.1.D. ELEVATIONS_RENDERING_06-01-22_UPDATE_WED_JUN_1_2022_16-37-28.PDF](#)

2. PCMA-22-1 WESTBRANCH REZONE TO PD

A request for a Zoning Map Amendment to rezone the property from the General Agriculture (AG) district to the Planned Development (PD) district to allow for future mixed-use development, on approximately 31.19 acres, located at the southwest corner of E US Hwy 136 and CR 600 E.

Parcels: 32-07-04-400-011.000-016

ADVERTISED PUBLIC HEARING

Represented By: Jon Dobosiewicz, Nelson & Frankenberger

3. PCCZ-22-1 WESTBRANCH CONDITIONAL REZONE TO PD

A request for a Conditional Zoning Map Amendment to rezone the property from the Hendricks County Agriculture Residential (HC AGR) district to the Planned Development (PD) district to allow for future mixed- use development, on approximately 13 acres of the 33.17 acre parcel, located immediately adjacent to the southwest corner of E US Hwy 136 and CR 600 E.

Parcels: 32-07-04-400-005.000-015

ADVERTISED PUBLIC HEARING

Represented By: Jon Dobosiewicz, Nelson & Frankenberger

Documents:

[H.2.3.A. SYNOPSIS_PCCZ-22-1 AND PCMA 22-1_ WESTBRANCH PD.PDF](#)
[---H.2.3.C. REDLINE ONYX PD ORDINANCE 06.16.22.PDF](#)
[---H.2.3.D. WESTBRANCH PD PLAN COMMISSION BROCHURES 06.17.22.PDF](#)

I. NEW PUBLIC HEARINGS

1. PCCZ-22-3 SEVEN BREW COND. REZONE TO NC

A request for a Conditional Zoning Map Amendment to rezone the property from the Hendricks County Residential (HC RB) district to the Neighborhood Commercial (NC) district to allow for future commercial development, on approximately 1.465 acres, located at the NW corner of E CR 700 N and N Green Street.

Parcels: 32-02-34-400-012.000-001, 32-02-34-485-011.000-001, 32-02-34-485-015.000-001

ADVERTISED PUBLIC HEARING

Represented By: Andy Kult, Comer Law Office

Documents:

[I.1.A. SYNOPSIS_PCCZ-22-3 7BREW CONDITIONAL REZONE TO NC.PDF](#)
[---I.1.B.TECH REVIEW_PCCZ-22-3_SEVEN BREW COND. REZONE TO NC.PDF](#)
[---I.1.C.TECH REVIEW_RESPONSES_TUE_MAY_31_2022_10-34-41.PDF](#)
[---I.1.D.CONCEPT_SITE_LAYOUT_4-7-22_MON_MAY_9_2022_11-13-15.PDF](#)
[---I.1.E.CONCEPT_ELEVATION_2_MON_MAY_9_2022_11-16-17.PDF](#)

2. PCZT-22-1 TRAILSIDE TOWNHOMES PD ORDINANCE TEXT AMENDMENT

A recommendation for zoning text changes to the Trailside Townhomes Planned Development Ordinance (PD), amendments to Exhibit D and Exhibit E: Architecture Diversity.

ADVERTISED PUBLIC HEARING

Represented by: Jonathan Isaacs, M/I Homes of Indiana L.P.

Documents:

[I.2.A. SYNOPSIS_PCZT-22-1 TRAILSIDE TOWNHOMES PD TEXT AMENDMENT.PDF](#)
[---I.2.B. TRAILSIDE PD MODIFIED EXHIBIT D FOR TEXT AMENDMENT.PDF](#)
[---I.2.C. TRAILSIDE TOWNHOMES PD MODIFIED EXHIBIT E FOR TEXT AMENDMENT.PDF](#)
[---I.2.D. TRAILSIDE TEXT AMENDMENT PACKET W REVISED ORD 6-20-22.PDF](#)

J. COMMUNICATIONS AND COMMITTEE REPORTS

1. REPORT FROM DIRECTOR OF DEVELOPMENT SERVICES

K. MISCELLANEOUS BUSINESS

L. ADMINISTRATIVE FILINGS

1. CPSP-22-11 ORTHOINDY COMMERCIAL FINAL PLAT
2. PCRP-22-1 RONALD REAGAN LOGISTICS PARK @ I-74 BLOCK B PLAT AMENDMENT
3. PSDP-22-16 1422 E. MAIN ST. DPR AMEND.
4. CPSP-22-12 RONALD REAGAN LOGISTICS PARK @ I74 PHASE II FINAL PLAT
5. CPSP-22-13 TWO WEST SECTION 1 FINAL PLAT

M. CASES FILED FOR FUTURE MEETINGS

1. PCZT-22-1 TRAILSIDE TOWNHOMES PD AMENDMENT
2. PCMA-22-3 W. WYNNE FARMS PD AMENDMENT
3. PSDP-22-15 FOREST HILL (FORMERLY NORTHFIELD GREENS) DPR
4. PCPP-22-7 NORTHFIELD DR. BUSINESS PARK WEST PRIMARY PLAT
5. PCPP-22-8 MAIN STREET STORAGE MINOR SUBDIVISION PRIMARY PLAT
6. PSDP-22-17 RONALD REAGAN LOGISTICS PARK @ I-74, PHASE 2, BUILDING 3 DPR

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 THE DEPARTMENT OF DEVELOPMENT SERVICES AT 317.852.1128.