

ADVISORY PLAN COMMISSION REVISED AGENDA

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



JULY 25, 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. JUNE 27, 2022- REGULAR MEETING**

Documents:

[C.1. APC_MINUTES_06-27-2022.PDF](#)

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

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

Documents:

[D.1. ROD_PSDP-22-10 _CREEKSIDE COMMONS BIG RED LIQUORS DPR.PDF](#)

- 2. PSDP-22-12 TALON WOODS DPR**

Documents:

[D.2. ROD_PSDP-22-12_TALON WOODS DPR.PDF](#)

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

Documents:

[D.3. ROD_PSDP-22-7_RONALD REAGAN LOGISTIC PARK AT I-74, PHASE II, BUILDING 2 DPR.PDF](#)

- 4. PSDP-22-13 RONALD REAGAN LOGISTICS PARK @ I74 - PHASE II - BUILDING 1 DPR**

Documents:

[D.4. ROD_PSDP-22-13_RONALD REAGAN LOGISTICS PARK AT I74 - PHASE 2 - BUILDING 1 DPR.PDF](#)

- 5. PCMA-10-21-1956 W. WYNNE FARMS PD AMENDMENT**

Documents:

[D.5. ROD_PCMA-10-21-1956 PCMA-22-3_W. WYNNE FARMS PD AMEND.PDF](#)

6. PCMA-22-1 WESTBRANCH REZONE TO PD

Documents:

[D.6. ROD_PCMA-22-1_WESTBRANCH REZONE TO PD.PDF](#)

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

Documents:

[D.7. ROD_PCCZ-22-1_WESTBRANCH CONDITIONAL REZONE TO PD.PDF](#)

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

Documents:

[D.8. ROD_PCCZ-22-3_SEVEN BREW COND. REZONE TO NC.PDF](#)

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

Documents:

[D.9. ROD_PCZT-22-1_TRAILSIDE TOWNHOMES PD AMENDMENT.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

Documents:

- [---H.1.C. 22084-PREL-8-LAYOUT1.PDF](#)
- [---H.1.D. GARNER PUD ORDINANCE-4864-1120-6169-V5-C.PDF](#)
- [---H.1.E. CHANGE-PRO REDLINE PAGES - GARNER PUD ORDINANCE-4864-1120-6169-V4 AND GARNER PUD ORDINANCE-4864-1120-6169-V5-C.PDF](#)
- [---H.1.F. TRAFFIC MEMO.PDF](#)
- [---H.1.H. OSTERMEIER, STEVEN_05-24-2022.PDF](#)
- [---H.1.A. SYNOPSIS PCCZ-22-2 GARNER PD 07182022.PDF](#)
- [---H.1.B. TECH REVIEW PCCZ-22-2 GARNER REZONE TO PD COMBINED.PDF](#)

2. PSDP-22-17 RONALD REAGAN LOGISTICS PARK @ I-74, PHASE 2, BUILDING 3 DPR

A request for development plan review approval of a 385,560 sq. ft. industrial warehouse and associated truck docks, vehicle parking lots, drives, and utility infrastructure, in the High Intensity Industrial (I2) District, on approximately 34.56 acres, located along the west side of Ronald Reagan Parkway, between I-74 and US 136.

Parcels: 32-08-07-300-001.000-016, 32-08-18-100-001.000-016, 32-08-18-200-001.000-016

Represented By: Dillon Reynolds, SPACECO Inc.

Documents:

- [---F.1.E. 11609.05 LS PLANS REVISED MON JUN 27 2022 15-24-38.PDF](#)
- [---F.1.F. DRAINAGEREPORT 11609.05 20220627 MON JUN 27 2022 15-24-55.PDF](#)
- [---F.1.D. 2022-06-27 11609.05 CIVIL PLANS MON JUN 27 2022 15-24-24.PDF](#)
- [---F.1.H. REAGAN LOGISTICS PARK BLDG 3 6-13-22 MON JUN 13 2022.PDF](#)
- [---F.1.B. TECH REVIEW PSDP-22-17 RRLP PHASE 2 BUILDING 3 DPR.PDF](#)
- [---F.1.A. SYNOPSIS PSDP-22-17 RONALD REAGAN LOGISTICS PARK AT I-74 PHASE 2 BLDG 3 DPR.PDF](#)
- [---F.1.C. TECH RESPONSE LETTER 20220627 MON JUN 27 2022 15-26-25.PDF](#)
- [---F.1.G. OM 11609.05 MON JUN 27 2022 15-24-48.PDF](#)

F. DEVELOPMENT PLAN APPROVAL REQUESTS

G. OLD BUSINESS

H. CONTINUED PUBLIC HEARINGS

I. NEW PUBLIC HEARINGS

1. PCPP-22-7 NORTHFIELD DR. BUSINESS PARK WEST PRIMARY PLAT

A request for primary plat approval for a one (1) lot industrial subdivision, on approximately 32.176 acres, located at the NW corner of E US HWY 136 and W Northfield Drive.

Parcels: 32-07-04-400-004.000-016

ADVERTISED PUBLIC HEARING

Represented by: Stev Pierre, Cripe Architects

Documents:

- [---I.1.A. SYNOPSIS PCPP-22-7 NORTHFIELD DRIVE BUSINESS PARK WEST PRIMARY PLAT.PDF](#)
- [---I.1.B. TECH REVIEW PCPP-22-7 NORTHFIELD DRIVE BUSINESS PARK WEST PRIMARY PLAT AND ENTRANCE.PDF](#)
- [---I.1.C. C100 PRIMARY PLAT MON JUN 27 2022 15-11-35.PDF](#)
- [---I.1.D. C101 EXISTING CONDITIONS PLAN MON JUN 27 2022 15-12-24.PDF](#)
- [---I.1.E. 21128 CP SIT-ENTRANCE.PDF](#)

2. PCRP-22-1 RONALD REAGAN LOGISTICS PARK @ I-74 PRIMARY PLAT AMENDMENT

A request for primary plat – major amendment approval to allow two lots in Block B where one was originally approved, on approximately 2.78 acres, located east of the intersection of Ronald

Reagan Parkway and Connector Road.

Parcels: 32-08-18-210-004.000-016

ADVERTISED PUBLIC HEARING

Represented by: Eric Ficable, Kimley-Horn

Documents:

- [--I.2.C. TOWN OF BROWNSBURG COMMENTS RESPONSE LETTER MON JUN 27 2022.PDF](#)
- [--I.2.D. SIGNED PRIMARY PLAT RR LOGISTICS PARK MON JUN 6 2022 11-29-24.PDF](#)
- [--I.2.E. 170232002 STARBUCKS-BROWNSBURG PRIMARY PLAT-REV1 20220627 MON JUN 27 2022 13-14-59.PDF](#)
- [--I.2.A. SYNOPSIS PCRP-22-1 RONALD REAGAN LOGISTICS PARK AT I74 PRIMARY PLAT AMENDMENT.PDF](#)
- [--I.2.B. TECH REVIEW PCRP-22-1 RRLP AT I-74 REPLAT OF BLOCK B.PDF](#)

J. COMMUNICATIONS AND COMMITTEE REPORTS

1. REPORT FROM DIRECTOR OF DEVELOPMENT SERVICES

K. MISCELLANEOUS BUSINESS

1. ORDER 2022-01 APC DECLARATORY RESOLUTION OF THE RDC

Order of the Town of Brownsburg Advisory Plan Commission approving a Declaratory Resolution, Amending the North Beltway Allocation Area, and creating the Ronald Reagan Logistics Park West Allocation Area, amending the area's restated Economic Development Plan.

Documents:

- [K.1.A. APC ORDER NO. 2022-01APC - RE RONALD REAGAN LOGISTICS PARK WEST ALLOCATION AREA.PDF](#)
- [--K.1.B. RESOLUTION 2022-05RDC - SIGNED WITH EXHIBITS.PDF](#)

2. ORDER 2022-02 APC DECLARATORY RESOLUTION OF THE RDC

Order of the Town of Brownsburg Advisory Plan Commission approving a Declaratory Resolution, Amending the North Beltway Allocation Area, and creating the Northfield Drive Business Park Allocation Area, amending the area's restated Economic Development Plan.

Documents:

- [K.2.A. APC ORDER NO. 2022-02APC - RE NORTHFIELD DRIVE BUSINESS PARK ALLOCATION AREA.PDF](#)
- [--K.2.B. RESOLUTION 2022-06RDC - SIGNED WITH EXHIBITS.PDF](#)

L. ADMINISTRATIVE FILINGS

M. CASES FILED FOR FUTURE MEETINGS

1. PSDP-22-18 RONALD REAGAN LOGISTICS PARK @ I-74, PHASE 2, BUILDING 4 DPR

2. PSDP-22-19 EXCLUSIVE AUTOSPORT DPR

3. PSDP-22-20 RONALD REAGAN LOGISTICS PARK STARBUCKS DPR

4. PSDP-22-21 NORTHFIELD DR. BUSINESS PARK WEST 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.