

ADVISORY PLAN COMMISSION AGENDA

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



MARCH 28, 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. September 26, 2022 Regular Meeting Minutes

Documents:

[C. APC_MINUTES_09-26-2022.PDF](#)

D. APPROVAL OF FINDINGS OF FACT AND REPORTS OF DETERMINATION

1. Findings Of Fact - PCPP-22-8 Main Street Storage Primary Plat

Documents:

[D.1 FOF_PCPP-22-8_MAIN STREET STORAGE PRIMARY PLAT.PDF](#)

2. Report Of Determination - PCMA-22-4 Southeast Corner Of Northfield And 625 Rezone To C2

Documents:

[D.2 ROD_PCMA-22-4 _SEC NORTHFIELD AND 625 E REZONE TO C2.PDF](#)

3. Report Of Determination - PCMA-22-5 843 Main Street Rezone To MS

Documents:

[D.3 ROD_PCMA-22-5 _843 MAIN STREET REZONE TO MS.PDF](#)

E. HEARING OF REQUESTS FOR CONTINUANCES

F. DEVELOPMENT PLAN APPROVAL REQUESTS

1. PSDP-22-20 Ronald Reagan Logistics Park Starbucks DPR

A request for Development Plan Review approval for a 2,225 square foot building with associated parking, and site improvements. Located on Lot 7 of Ronald Reagan Logistics Park @ I-74, approximately 1.32 acres.

Parcels: a portion of parcel 32-08-18-210-004.000-016

Represented By: Eric Ficable, Kimley-Horn

Documents:

- [F.1.A SYNOPSIS PSDP-22-20 RONALD REAGAN LOGISTICS PARK STARBUCKS DPR.PDF](#)
- [F.1.B TECH REVIEW PSDP-22-20 RONALD REAGAN LOGISTICS PARK STARBUCKS DPR.PDF](#)
- [F.1.C TECH RESPONSE TO COMMENTS LETTER 20221007 FRI OCT 7 2022 11-.PDF](#)
- [F.1.D STARBUCKS-BROWNSBURG CIVILPLANS-REV1 20221007 FRI OCT 7 2022 11-51-02.PDF](#)
- [F.1.E STARBUCKS-BROWNSBURG LANDSCAPEPLANS 2022071 FRI JUL 1 2022 13-22-20.PDF](#)
- [F.1.F STARBUCKS-BROWNSBURG PHOTOMETRICPLANS 2022071 FRI JUL 1 2022 13-22-36.PDF](#)
- [F.1.G STARBUCKS-BROWNSBURG ARCHITECTURALELEVATIONS FRI OCT 7 2022 .PDF](#)

2. PSDP-22-23 GetGo DPR

A request for Development Plan Review approval for a 5,702 square foot building with associated parking, fueling canopies, and site improvements. Located on Lot 5 of Ronald Reagan Logistics Park @ I-74, approximately 4.95 acres.

Parcels: 32-08-18-210-003.000-016

Represented By: Connor Strege, Kimley-Horn

Documents:

- [F.2.A SYNOPSIS PSDP-22-23 GETGO DPR.PDF](#)
- [F.2.B TECH REVIEW PSDP-22-23 GETGO DPR RRLP LOT 5.PDF](#)
- [F.2.C COMBINED PSDP-22-23 GETGO DPR RESPONSE TO COMMENTS LETTER 09.26.22 MON SEP 26 2022 18-57-57.PDF](#)
- [F.2.D CIVILPLANS 2022-09-26 REV1 MON SEP 26 2022 18-55-00.PDF](#)
- [F.2.E LANDSCAPEPLANS 2022-10-14 FRI OCT 14 2022 10-54-15.PDF](#)
- [F.2.F GETGO LIGHTING PLAN MON SEP 26 2022 18-56-36.PDF](#)
- [F.2.G GETGO BROWNSBURG ARCHITECTURAL MON SEP 26 2022 18-57-06.PDF](#)

G. OLD BUSINESS

H. CONTINUED PUBLIC HEARINGS

I. NEW PUBLIC HEARINGS

1. PCPP-22-9 Westbranch PD Detailed Site Plan/Primary Plat

A request for Planned Development District Detailed Site Plan/Primary Plat approval dividing approximately 65 acres into 8 PD Residential Estate Lots, multiple PD - Traditional Residential Blocks for up to 186 residential units, 2 Commercial Blocks of up to 9 lots, and associated common areas. Located southwest of the intersection of Northfield and Hwy 136 and southeast of the intersection of CR 550 and Hwy 136.

Parcels: 32-07-04-400-011.000-016 and 32-07-04-400-005.000-015

ADVERTISED PUBLIC HEARING

Represented By: Jim Shinaver, Nelson & Frankenberger

Documents:

- [I.1.A SYNOPSIS WESTBRANCH DETAILED SITE PLAN PRIMARY PLAT.PDF](#)
- [I.1.B TECH REVIEW PCPP-22-9 WESTBRANCH PD DETAILED SITE PLAN.PDF](#)
- [I.1.C TECH RESPONSE LETTER PRIMARY PLAT MON SEP 26 2022 14-19-49.PDF](#)
- [I.1.D PRIMARY PLAT MON SEP 26 2022 14-19-49.PDF](#)
- [I.1.E TRAFFIC ENGINEERING ANALYSIS - WESTBRANCH DEVELOPMENT 05112022 FRI SEP 16 .PDF](#)

2. PCPP-22-10 Shelby Gravel Primary Plat

A request for a Primary Plat approval establishing 1 lot of approximately 11.52 acres to be known as Shelby Gravel Primary Plat. Located approximately 450 feet north of the intersection of CR 300 N and Raceway Road on the west side of Raceway Road.

Parcels: 32-08-20-400-010.000-016

ADVERTISED PUBLIC HEARING

Represented By: Russel Brown, Clark Quinn Law

Documents:

- [I.2.A SYNOPSIS PCPP-22-10 SHELBY GRAVEL PRIMARY PLAT.PDF](#)
- [I.2.B TECH REVIEW PCPP-22-10 SHELBY GRAVEL EXPANSION PRIMARY PLAT.PDF](#)
- [I.2.C TECH RESPONSE LETTER FRI SEP 23 2022 14-36-21.PDF](#)
- [I.2.D PRIMARY PLAT REV 9-20-22.PDF](#)
- [I.2.E DRAFT ACCESS EASEMENT CQ REV 9.21.22.PDF](#)

3. PCCZ-22-4 Carr Property Multi-Family Development Rezone To M3 And NC

A request for Conditional Zoning Map Amendment approval to zone the property M3 – High Density Multiple-Family Residential and NC – Neighborhood Commercial upon annexation, on approximately 16 acres, located at the southeast corner of S Green Street and CR 300 N.

Parcels: 32-07-26-100-001.000-015, 32-07-26-100-002.000-015, 32-07-26-150-001.000-015

ADVERTISED PUBLIC HEARING

Represented By: Aaron Hurt, CEC

Documents:

- [I.3.A SYNOPSIS PCCZ-22-4 CARR PROPERTY GROUP CONDITIONAL REZONE TO NC AND M3.PDF](#)
- [I.3.B TECH REVIEW PCCZ-22-4 CARR PROPERTY MULTI-FAMILY DEVELOPMENT.PDF](#)
- [I.3.C CARR PROPERTIES - REZONING LETTER OF INTENT TUE SEP 6 2022 15-08-27.PDF](#)
- [I.3.D SITE PLAN WITH AERIAL 0220906 TUE SEP 6 2022 15-12-58.PDF](#)

- [I.3.E SURVEY TUE SEP 6 2022 15-09-47.PDF](#)
- [I.3.F BROWNSBURG APTS FLOOR PLANS TUE SEP 6 2022 15-10-11.PDF](#)

J. COMMUNICATIONS AND COMMITTEE REPORTS

K. MISCELLANEOUS BUSINESS

L. ADMINISTRATIVE FILINGS

1. Administrative Filings

1. [PSDP-22-25](#) [HMD Motorsports DPR – Former Marsh Building](#)
2. [PSDP-22-26](#) [Arbuckle Phase II DPR Minor Amendment](#)
3. [PCRP-22-2](#) [Brownsburg Station Minor Plat Amendment](#)

M. CASES FILED FOR FUTURE MEETINGS

1. Cases Filed For Future Meetings

1. [PCPP-22-11](#) [Auburn Ridge Primary Plat](#)
2. [PCMA-22-6](#) [Liberty Junction Rezone to M2](#)
3. [PCMA-22-7](#) [Buckingham Brownsburg Rezone to M3](#)
4. [PSDP-22-24](#) [Brownsburg Business Park Section 6 Lot 10 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.