

ADVISORY PLAN COMMISSION AGENDA

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



December 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. November 28, 2022 Regular Meeting Minutes

Documents:

[C.1 APC_MINUTES_11-28-2022.PDF](#)

D. APPROVAL OF FINDINGS OF FACT AND REPORTS OF DETERMINATION

1. Reports Of Determination And Findings Of Fact

Documents:

[D.1 ROD_PSDP-22-8_TRAILSIDE TOWNHOMES DPR.PDF](#)
[D.2 ROD_PSDP-22-24_BROWNSBURG BUSINESS PARK LOT 10 DPR.PDF](#)
[D.3 ROD_PCMA-22-6_LIBERTY JUNCTION REZONE TO M2.PDF](#)
[D.4 ROD_PCMA-22-7_BUCKINGHAM REZONE TO M3.PDF](#)
[D.5 FOF_PCPP-22-11_AUBURN RIDGE PRIMARY PLAT.PDF](#)

E. HEARING OF REQUESTS FOR CONTINUANCES

F. DEVELOPMENT PLAN APPROVAL REQUESTS

1. PSDP-22-27 Brownsburg Station Lot 8 Development Plan

A request for Development Plan Review approval for a 5,683 square foot building addition to a shopping center and corresponding infrastructure/utilities, approximately 608 W Northfield Drive.

Parcel(s): 32-07-03-227-015.000-026

Represented By: David Marks, V3 Engineering

Documents:

[F.1.A SYNOPSIS_PSDP-22-27 BROWNSBURG STATION LOT 8 DPR.PDF](#)
[F.1.B TECH_REVIEW_COMMENT_RESPONSE_11-21-2022.PDF](#)

2. PSDP-22-28 Shelby Gravel Expansion Development Plan

A request for Development Plan Review approval to expand parking and storage areas for Shelby Gravel on the adjacent site to the north, add landscaping along Raceway Road, and add a second entrance on CR 300 N, approximately 11.52 acres located 400' north of the intersection of Raceway Road and CR 300.

Parcel(s): 32-08-20-400-010.000-016

Represented By: Michael Kalberg, Crossroad Engineers

Documents:

[F.2.A SYNOPSIS_PSDP-22-28 SHELBY GRAVEL EXPANSION.PDF](#)
[F.2.B SHELBY_MATERIALS_CLERMONT_PLANS_REV_11.21.2022.PDF](#)
[F.2.C TECH_REVIEW_PSDP-22-28_SHELBY_GRAVEL_EXPANSION_DPR_RESPONSE_LETTER.PDF](#)
[F.2.D TECH_REVIEW_PSDP-22-28_SHELBY_GRAVEL_EXPANSION_DPR_\(STORMWATER_AND_SWPPP\).PDF](#)

3. PSDP-22-29 Westwind Construction Apartments

A request for Development Plan Review approval to construct three multiple family apartment buildings with associated parking, amenities, and site features, approximately 10 acres in Block B of West Wynne Farms.

Parcel(s): 32-07-26-105-002.000-016

Represented By: Greg Dempsey, Innovative Engineering

Documents:

[F.3.A SYNOPSIS_PSDP-22-29 WESTWIND CONSTRUCTION APARTMENTS DPR.PDF](#)
[F.3.B WESTWIND_IECI_REVIEW_RESPONSE_LETTER.PDF](#)
[F.3.C TECH_RESUBMISSION_22121_WESTWIND_APARTMENTS_DPR.PDF](#)
[F.3.D KJG ARCHITECTURE_2022 PROJECTS_A2022.092 WESTWIND APTS.PDF](#)

G. OLD BUSINESS

H. CONTINUED PUBLIC HEARINGS

I. NEW PUBLIC HEARINGS

1. PCMA-22-8 The Commerce Park At Brownsburg Raceway Rezone To MS

A request for Zoning Map Amendment approval to rezone the property to MS – Motor Sports, on approximately 46.07 acres, located at the northeast corner of Ronald Reagan Parkway and Raceway Boulevard.

Parcel(s): 32-08-19-200-009.000-015, 32-08-19-200-008.000-015

ADVERTISED PUBLIC HEARING

Represented By: Joe Murphy, Garmon Development

Documents:

[I.1.A SYNOPSIS_PCMA-22-8 THE COMMERCE PARK AT BROWNSBURG
RACEWAY REZONE TO MS.PDF](#)

[I.1.B LETTER_OF_INTENT_MON_OCT_24_2022.PDF](#)

[I.1.C CONCEPT PLAN.PDF](#)

[I.1.D](#)

[THE_COMMERCE_PARK_AT_BROWNSBURG_RACEWAY_TECH_REPONSE.PDF](#)

J. COMMUNICATIONS AND COMMITTEE REPORTS

K. MISCELLANEOUS BUSINESS

L. ADMINISTRATIVE FILINGS

M. CASES FILED FOR FUTURE MEETINGS

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.