

ADVISORY PLAN COMMISSION AGENDA

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



February 27, 2023

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. Previous Meeting Minutes

Documents:

[C.1 APC_MINUTES_1-23-2023_SPECIAL MEETING.PDF](#)

[C.2 APC_MINUTES_1-23-2023.PDF](#)

D. APPROVAL OF FINDINGS OF FACT AND REPORTS OF DETERMINATION

1. Findings Of Fact And Reports Of Determination

Documents:

[D.1 ROD_PSDP-22-27_BROWNSBURG STATION LOT 8 DPR.PDF](#)

[D.2 ROD_PSDP-22-29_WESTWIND APARTMENTS DPR.PDF](#)

[D.3 FOF_PCPP-22-12_7 BREW PRIMARY PLAT.PDF](#)

E. HEARING OF REQUESTS FOR CONTINUANCES

F. DEVELOPMENT PLAN APPROVAL REQUESTS

1. PSDP-22-30 7Brew Coffee DPR - Revisions

Revisions - A request for Development Plan Review approval for a coffee shop with a drive-thru and associated parking and site features, approximately 1.55 acres, zoned NC – Neighborhood Commercial.

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

Represented by: Jessica Pearson

Documents:

[F.1.A UPDATED SYNOPSIS_PSDP-22-30 7BREW COFFEE DPR.PDF](#)
[F.1.B BROWNSBURG_LETTER_MON_FEB_13_2023_09-37-56 \(2\).PDF](#)
[F.1.C REVISED_CIVIL_CDS_BROWNSBURG_IN_7_BREW.PDF](#)
[F.1.D REVISED_LANDSCAPE_PLAN_THU_FEB_9_2023_14-16-25.PDF](#)
[F.1.E INDOT_APPROVAL_PERMIT_MON_FEB_13_2023_09-40-56.PDF](#)

2. PSDP-23-1 McDonalds At Ronald Reagan Logistics Park DPR

A request for Development Plan Review approval for a restaurant with a drive-thru and associated parking and site features, approximately 1.56 acres, zoned HC – Highway Commercial.

Parcels: 32-08-18-210-004.000-01

Represented by: Dan Olson

Documents:

[F.2.A SYNOPSIS_PSDP-23-1_MCDONALDS AT RONALD REAGAN LOGISTICS PARK DPR.PDF](#)
[F.2.B TECH REVIEW_PSDP-23-1_MCDONALDS AT RONALD REAGAN PARKWAY.PDF](#)
[F.2.C RESPONSES_TO_TECH_COMMENTS_TUE_JAN_31_2023_11-59-49.PDF](#)
[F.2.D COMPLETE_FINAL_ENGINEERING_SET_TUE_JAN_31_2023_12-15-36.PDF](#)
[F.2.E LANDSCAPE_PLANS_MON_JAN_30_2023_13-06-13.PDF](#)
[F.2.F COMBINED_ARCH_FOR_TECH_TUE_JAN_31_2023_11-10-01.PDF](#)
[F.2.G PHOTOMETRIC_SL-REV3_MON_JAN_30_2023_13-07-32.PDF](#)

G. OLD BUSINESS

H. CONTINUED PUBLIC HEARINGS

I. NEW PUBLIC HEARINGS

1. PCPP-23-1 And PCVA-22-1 Badger Campus Primary Plat And Plat Vacation

A request for to vacate Lot 1 of Badger Park and Lot 8 of Pace Motorsports and create a 3 lot subdivision to be known as Badger Campus, approximately 17.5 acres, zoned PD – Planned Development District and I1 – Low Intensity Industrial.

Parcels: 32-07-13-220-001.000-016, 32-07-13-222-001.000-016

Represented by: Andrew Baxter, Schneider Geomatics

ADVERTISED PUBLIC HEARING

Documents:

[I.1.A SYNOPSIS_PCPP-23-1 BADGER CAMPUS PRIMARY PLAT.PDF](#)
[I.1.B PRIMARY_PLAT_WED_FEB_8_2023_10-48-28.PDF](#)
[I.1.C PLATS TO BE VACATED_FRI_DEC_30_2022_08-28-38.PDF](#)

2. PCMA-23-1 State Bank 56th Street Rezone To C2

A request to amend the zoning map from NC – Neighborhood Commercial to C2- High Intensity General Commercial, approximately 3 acres.

Parcels: 32-07-01-355-005.000-016; 32-07-01-355-004.000-016; 32-07-01-355-002.000-016

Represented by: Ben Comer, Comer Law Office

ADVERTISED PUBLIC HEARING

Documents:

[I.2.A SYNOPSIS_PCMA-23-1 STATE BANK REZONE TO C2.PDF](#)
[I.2.B TECH REVIEW_PCMA-23-1_STATE BANK REZONE.PDF](#)
[I.2.C RESPONSE_TO_TECH_COMMENTS.PDF](#)
[I.2.D LETTER_OF_INTENT_SIGNED_WED_JAN_4_2023_14-40-26.PDF](#)
[I.2.E AERIAL_-_CLOSE_.PDF](#)

3. PCCZ-23-1 Carr Property Group Conditional Rezone To NC And M3

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

Represented by: Aaron Hurt, CEC

ADVERTISED PUBLIC HEARING

Documents:

[I.3.A SYNOPSIS_PCCZ-23-1 CARR PROPERTY GROUP CONDITIONAL REZONE TO NC AND M3.PDF](#)
[I.3.B TECH REVIEW_PCCZ-23-1_CARR PROPERTY GROUP REZONE.PDF](#)
[I.3.C SURVEY_MON_JAN_9_2023_14-59-57.PDF](#)
[I.3.D CARR_PROPERTIES_-_RE..._OF_INTENT_MON_JAN_9_2023_14-54-31.PDF](#)
[I.3.E SITE_PLAN_MON_JAN_9_2023_14-59-14.PDF](#)
[I.3.F TECHNICAL_MEMORANDUM_-_CARR_PROPERTY_GROUP_-_BROWNSBURG_APARTMENTS_TRAFFIC.PDF](#)

4. Resolution 2023-01APC Recreational Park Impact Fee And Zone Improvement Plan Update

A recommendation to the Town Council regarding the update of the Recreation Impact Fee & Zone Improvement Plan.

Represented by: Travis Tranbarger, Brownsburg Parks

ADVERTISED PUBLIC HEARING

Documents:

I.4.A DEV. SERVICES_RIF MEMO_2023.PDF
I.4.B BROWNSBURG_ZONE IMPROVMENT PLAN_ENGINEER
LETTER_02_14_2023.PDF
I.4.C 2023 IMPACT FEE - APC RESOLUTION 4893-1368-5069 V.2.PDF

J. COMMUNICATIONS AND COMMITTEE REPORTS

K. MISCELLANEOUS BUSINESS

L. ADMINISTRATIVE FILINGS

1. Administrative Filings

1. CPSP-23-2 Shelby Gravel Secondary Plat

M. CASES FILED FOR FUTURE MEETINGS

1. Cases Filed For Future Meetings

1. PSDP-23-3 Chipotle Development Plan Review
2. PCRP-23-1 Brownsburg Square 2020 Replat
3. PCPP-23-2 Oakdale Primary Plat (Garner PD)
4. PCMA-23-2 Trinity Presbyterian Building Rezone to UC

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.