

# ADVISORY PLAN COMMISSION AGENDA

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



**April 24, 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. March 27 Regular Meeting Minutes**

Documents:

[C.1 APC\\_MINUTES\\_03-27-23.PDF](#)

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

**1. Findings Of Fact And Reports Of Determination**

Documents:

[D.1 FOF\\_PSDP-23-3 CHIPOTLE AT BROWNSBURG SQUARE DPR.PDF](#)

[D.2 FOF\\_PCCZ-23-1 CARR PROPERTY GROUP.PDF](#)

[D.3 FOF\\_PCMA-23-2 TRINITY PRESBYTERIAN REZONE TO UC.PDF](#)

[D.4 FOF\\_PCRP-23-1 BROWNSBURG SQUARE 2020 REPLAT.PDF](#)

[D.5 FOF\\_PCPP-23-2 OAKDALE SUBDIVISION PRIMARY PLAT.PDF](#)

**E. HEARING OF REQUESTS FOR CONTINUANCES**

**F. DEVELOPMENT PLAN APPROVAL REQUESTS**

**1. PSDP-23-4 Don Schumacher Race Shop DPR**

A request for Development Plan Approval for a 33,500 square foot race shop and office space in the Low Intensity Industrial (I1) District.

Parcels: 32-07-13-251-001.000-016

Represented by: Nathan White

Documents:

[F.1.A SYNOPSIS\\_PSDP-23-4 DON SHCUMACHER RACING RACE SHOP DPR.PDF](#)

[F.1.B TECH REVIEW\\_PSDP-23-4.PDF](#)  
[F.1.C TECH\\_RESPONSE\\_LETTER\\_TUE\\_MAR\\_21\\_2023\\_13-38-10.PDF](#)  
[F.1.D DSR\\_SHOP2-REV1\\_TUE\\_MAR\\_21\\_2023\\_13-35-32.PDF](#)  
[F.1.E DSR\\_SHOP2\\_ELEVATIONS\\_SAT\\_MAR\\_4\\_2023\\_19-18-15.PDF](#)  
[F.1.F DSR\\_SHOP2\\_LANDSCAPE\\_SAT\\_MAR\\_4\\_2023\\_19-17-09.PDF](#)  
[F.1.G LIGTHING-LUX\\_TUE\\_MAR\\_21\\_2023\\_13-36-34 \(1\).PDF](#)  
[F.1.H DSR\\_SHOP2\\_DRN\\_REPORT\\_SAT\\_MAR\\_4\\_2023\\_19-23-00.PDF](#)  
[F.1.I DSR\\_OM\\_TUE\\_MAR\\_21\\_2023\\_13-37-50.PDF](#)

## **G. OLD BUSINESS**

## **H. CONTINUED PUBLIC HEARINGS**

## **I. NEW PUBLIC HEARINGS**

### **1. PCMA-23-3 And PCVA-23-1 BCSC Rezone And Plat Vacation For 527 And 601 S Grant**

A request for a zone map amendment from TR- Traditional Residential to IS – Institutional to allow for access to the school from Grant Street in support of a proposed expansion. Additionally, there is a request to vacate 527 and 601 S Grant from the Maple Brook Garden Section 5 Plat to remove a restriction that the property can only be residential, remove easements and related utility covenants.

Parcels: 32-07-14-210-008.000-016 and 32-07-14-210-007.000-016

Represented by: Annie Xie, Ice Miller

### **ADVERTISED PUBLIC HEARING**

Documents:

[I.1.A.1 SYNOPSIS\\_PCMA-23-3 BCSC GRANT STREET.PDF](#)  
[I.1.A.2 SYNOPSIS\\_PCVA-23-1 BCSC GRANT STREET PLAT VACATION.PDF](#)  
[I.1.B.1 TECH REVIEW\\_PCMA-23-3.PDF](#)  
[I.1.B.2 TECH REVIEW\\_601 S GRANT PLAT VACATION.PDF](#)  
[I.1.C BROWNSBURG\\_HIGH\\_REZONING\\_-  
\\_LETTER\\_OF\\_INTENT\\_RE\\_REZONING\\_AND\\_VACATION\\_OF\\_PLAT\\_MATTERS\\_  
\(1\)\\_MON\\_MAR\\_6\\_2023\\_16-48-21.PDF](#)  
[I.1.D BROWNSBURG\\_HIGH\\_REZONING\\_-  
\\_RESPONSE\\_TO\\_TECH\\_COMMENTS\\_MON\\_MAR\\_27\\_2023\\_17-06-11.PDF](#)  
[I.1.E BROWNSBURG\\_HIGH\\_REZONING\\_-  
\\_SITE\\_LAYOUT\\_PARKING\\_MON\\_MAR\\_27\\_2023\\_17-09-11.PDF](#)

### **2. PCPP-23-4 Commerce Park At Brownsburg Raceway Primary Plat**

A request for a primary plat approval for an industrial subdivision to subdivide 47.27+/- acres into 2 lots and 3 blocks to be known as Commerce Park at Brownsburg Raceway.

Parcels: 32-08-19-200-009.000-015 and 32-08-19-200-008.000-015, East of Ronald Reagan Parkway between CR 400 and Raceway Boulevard.

Represented by: Joe Murphy

### **ADVERTISED PUBLIC HEARING**

Documents:

[I.2.A SYNOPSIS\\_PCPP-23-4\\_COMMERCE PARK AT BROWNSBURG RACEWAY PRIMARY PLAT.PDF](#)  
[I.2.B TECH REVIEW\\_PCPP-23-4.PDF](#)  
[I.2.C PRIMARY\\_PLAT\\_RESPONSE\\_WED\\_MAR\\_22\\_2023\\_15-01-39.PDF](#)  
[I.2.D PRIMARY\\_PLAT\\_03-09-2023\\_WED\\_MAR\\_22\\_2023\\_15-02-04.PDF](#)

### **3. PCPP-23-5 Brownsburg Logistics Center Primary Plat**

A request for primary plat approval for an industrial subdivision dividing 68.56 acres into 2 lots to be known as Park 74 Commerce Center (filed as Brownsburg Logistics Center).

Parcels: 32-08-18-400-001.000-016, Northwest and Northeast corner of Ronald Reagan Parkway and CR 400

Represented by: Dillon Reynolds, SpaceCo

### **ADVERTISED PUBLIC HEARING**

Documents:

[I.3.A SYNOPSIS\\_PCPP-23-5\\_BROWNSBURG LOGISTICS CENTER PRIMARY PLAT.PDF](#)  
[I.3.B TECH REVIEW\\_PCPP-23-5.PDF](#)  
[I.3.C PRIMARY\\_PLAT\\_RESPONSE\\_LETTER\\_20230327\\_MON\\_MAR\\_27\\_2023\\_13-23-06.PDF](#)  
[I.3.D PRIMARY\\_PLAT\\_03272023\\_MON\\_MAR\\_27\\_2023\\_13-22-30.PDF](#)

### **J. COMMUNICATIONS AND COMMITTEE REPORTS**

### **K. MISCELLANEOUS BUSINESS**

### **L. ADMINISTRATIVE FILINGS**

#### **1. Administrative Filings**

1. CPSP-23-4 7Brew Final Plat

### **M. CASES FILED FOR FUTURE MEETINGS**

#### **1. Cases Filed For Future Meetings**

1. PCMA-23-5 40 N Grant Street Rezone
2. PCPP-23-7 McKinzie Primary Plat
3. PCPP-23-8 KidCity Primary Plat
4. PCZT-23-1 Garner PD Text Amendment
5. PSDP-23-7 BCSC Brownsburg Senior Academy Expansion

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.