

ADVISORY PLAN COMMISSION AGENDA

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



MAY 22, 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. April 24, 2023 Regular Meeting Minutes

Documents:

[APC_MINUTES_04-24-23.PDF](#)

D. APPROVAL OF FINDINGS OF FACT AND REPORTS OF DETERMINATION

1. Findings Of Fact And Reports Of Determination

- 1. PSDP-23-4 Schumacher racing shop building 2
Development plan Review
- 2. PCPP-23-4 Commerce park at brownsburg raceway
Primary Plat
- 3. PCPP-23-5 Brownsburg Logistics Center (PARK 74)
Primary plat

Documents:

[D.1 FOF_PSDP-23-4 SCHUMACHER RACING SHOP BLDG 2.PDF](#)
[D.2 PRIMARY PLAT_FOF_PCPP-23-4_COMMERCE PARK AT BROWNSBURG RACEWAY.PDF](#)
[D.3 PRIMARY PLAT_FOF_PCPP-23-5_BROWNSBURG LOGISTIC CENTER.PDF](#)

E. HEARING OF REQUESTS FOR CONTINUANCES

F. DEVELOPMENT PLAN APPROVAL REQUESTS

1. PSDP-23-5 Park 74 Building 1 (Brownsburg Logistics Center) Development Plan Review

A request for Development Plan Approval for a 580,884 +/- square foot industrial building in the High Intensity Industrial (I2) District.

Parcel(s): 32-08-18-400-005.000-016

Represented by: Dillon Reynolds, SpaceCo

Documents:

[F.1.A SYNOPSIS_PSDP-23-5_PARK 74 BUILDING 1 \(BROWNSBURG LOGISTICS CENTER\) DPR.PDF](#)
[F.1.B TECH REVIEW_PSDP-23-5.PDF](#)
[F.1.C RESPONSE_LETTER_20230421_FRI_APR_21_2023.PDF](#)
[F.1.D PARK 74 COMMERCE CENTER BUILDING 1_CIVIL SET.PDF](#)
[F.1.E PARK 74 COMMERCE CENTER BUILDING 1_LANDSCAPE_PLANS.PDF](#)
[F.1.F ARCHITECTURAL_PLANS-COMPRESSED.PDF](#)
[F.1.G LIGHTING PLAN_BUILDING 1_SITE R2 LUX-E101_V1.PDF](#)
[F.1.H BROWNSBURG_INDUSTRIAL_TIS.PDF](#)
[F.1.I BROWNSBURG INDUSTRIAL TIS - TRAFFIC STUDY UPDATE LETTER - 4-28-2023.PDF](#)

2. PSDP-23-6 Park 74 Building 2 (Brownsburg Logistics Center) Development Plan Review

A request for Development Plan Approval for a 245,803 +/- square foot industrial building in the High Intensity Industrial (I2) District.

Parcel(s): 32-08-18-400-006.000-016

Represented by: Dillon Reynolds, SpaceCo

Documents:

[F.2.A SYNOPSIS_PSDP-23-6_PARK 74 BUILDING 2 \(BROWNSBURG LOGISTICS CENTER\) DPR.PDF](#)
[F.2.B TECH REVIEW_PSDP-23-6.PDF](#)
[F.2.C TECH_RESPONSE_PSDP-23-6.PDF](#)
[F.2.D PARK 74 BUILDING 2 \(BROWNSBURG LOGISTICS CENTER\) DPR_CIVIL SET.PDF](#)
[F.2.E PARK 74 COMMERCE CENTER BUILDING 2_LANDSCAPE PLANS.PDF](#)
[F.2.F - ARCHITECTURAL PLANS.PDF](#)
[F.2.G LIGHTING PLAN_BUILDING 2.PDF](#)
[F.2.H BROWNSBURG_INDUSTRIAL_TIS.PDF](#)
[F.2.I BROWNSBURG INDUSTRIAL TIS - TRAFFIC STUDY UPDATE LETTER - 4-28-2023.PDF](#)

3. PSDP-23-7 BCSC Brownsburg Senior Academy Expansion Development Plan Review

A request for Development Plan Approval for a 234,350 +/- square foot building expansion and associated site features in the Institutional (IS) District.

Parcel No(s): 32-07-14-200-003.000-016, 32-07-14-200-015.000-016, 32-07-14-200-010.000-016, 32-07-14-200-050.000-016 and generally the parcels comprising the school property at 1000 S Odell Street

Represented by: Nick Balentine, Veridus Group

Documents:

[F.3.A SYNOPSIS_PSDP-23-7_BCSC BROWNSBURG SENIOR ACADEMY EXPANSION DPR.PDF](#)
[F.3.B TECH REVIEW_PSDP-23-7_BCSC SENIOR ACADEMY.PDF](#)
[F.3.C PSDP-23-7_TECH_COMMENTS_DRAINAGE_TOWN_COMMENT_LETTER.PDF](#)
[F.3.D BROWNSBURG_HIGH_SCHOOL_SENIOR_ACADEMY_LANDSCAPE AND SITE PLANS.PDF](#)
[F.3.E BROWNSBURG_SENIOR_ACADEMY_ARCHITECTURAL_PLANS_MON_APR_3_2023_14-28-51.PDF](#)
[F.3.F BROWNSBURG_HIGH_SCHOOL_SENIOR_ACADEMY_LIGHTING_PLANS.PDF](#)
[F.3.G BROWNSBURG HIGH SCHOOL MODIFICATIONS ACCESS POINT_CONTEXT_2023.05.05.PDF](#)

G. OLD BUSINESS

H. CONTINUED PUBLIC HEARINGS

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

These cases have been withdrawn at the request of the applicant.

I. NEW PUBLIC HEARINGS

1. PCZT-23-1 Garner Planned Development District Text Amendment

A request for Planned Development District text amendment to remove a requirement for 45' building width from the Garner Planned Development District (Oakdale Subdivision).

Parcel(s): 32-02-35-300-002.000-001

Represented by: Timothy Ochs, Ice Miller

ADVERTISED PUBLIC HEARING

Documents:

[I.1.A SYNOPSIS_PCZT-23-1 GARNER PD TEXT AMENDMENT.PDF](#)
[I.1.B LETTER_OF_INTENT_\(AMENDED\).PDF](#)
[I.1.C ORIGINALTEXTGARNERPD_TUE_APR_4_2023_12-42-36.PDF](#)
[I.1.D REVISEDGARNERPDTEXT_TUE_APR_4_2023_12-44-27.PDF](#)

2. PCPP-23-7 McKinzie Primary Plat

A request for a primary plat approval for a residential subdivision dividing .79 acres into 3 lots.

Represented by: Chandler Harden

Parcel(s): 32-07-14-227-002.000-016

ADVERTISED PUBLIC HEARING

Documents:

[I.2.A SYNOPSIS_PCPP-23-7 MCKINZIE PRIMARY PLAT.PDF](#)
[I.2.B TECH REVIEW_PCPP-23-7.PDF](#)
[I.2.C MCKINZIE_PRIMARY PLAT.PDF](#)

3. PCPP-23-8 Kid City Daycare Primary Plat

A request for a primary plat approval for a commercial subdivision establishing 1 lot in 5.58 acres with associated drainage easements and right-of-way.

Waiver Request: Allow for a reduced length of trail to be installed that does not go from side property line to side property line as required by 7.28.

Parcel(s): 32-07-13-200-040.000-016

Represented by: Jennifer Roberts, Elements Engineering

ADVERTISED PUBLIC HEARING

Documents:

[I.3.A SYNOPSIS_PCPP-23-8_KIDCITY PRIMARY PLAT.PDF](#)
[I.3.B TECH REVIEW_PCPP-23-8 KIDCITY PRIMARY PLAT.PDF](#)
[I.3.C PLAT-TECH-RESUBMITTAL_TO_BROWNSBURG.PDF](#)
[I.3.D PCPP-23-8 KID CITY DAYCARE PRIMARY PLAT.PDF](#)
[I.3.E KIDCITYDAYCAREBROWNSBURG-WAIVERLETTER_MON_APR_3_2023_17-29-24.PDF](#)

4. PCMA-23-5 34-40 N Grant Street Zone Map Amendment

The applicant has requested to withdraw this request.

ADVERTISED PUBLIC HEARING

J. COMMUNICATIONS AND COMMITTEE REPORTS

K. MISCELLANEOUS BUSINESS

L. ADMINISTRATIVE FILINGS

1. Administrative Filings

1. CPSP-23-7 Oakdale Section 1 Final Plat
2. CPSP-23-8 Oakdale Section 2 Final Plat
3. PCRP-23-2 Brownsburg Crossing Replat
4. State Bank 56th Street Minor Development Plan Review Amendment

M. CASES FILED FOR FUTURE MEETINGS

1. Cases Filed For Future Meetings

1. PCMA-23-6 CR 625 Rezone to I2
2. Kid City Daycare Development Plan Review

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.