ADVISORY PLAN COMMISSION AGENDA

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

July 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. **May 22, 2023 Regular Meeting Minutes**

Documents:

C.1 APC_MINUTES_05-22-23.PDF

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

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

Documents:

D.1 FOF_PSDP-23-5_PARK 74 BLDG 1.PDF
D.2 FOF_PSDP-23-6_PARK 74 BLDG 2.PDF
D.3 FOF_PSDP-23-7_BCSC BROWNSBURG SENIOR ACADEMY EXPANSION.PDF
D.4 FOF_PCZT-23-1_GARNER PLANNED DEVELOP PD AMENDMENT.PDF
D.5 FOF_PCPP-23-7_MCKINZIE.PDF
D.6 FOF_PCPP-23-8_KID CITY DAYCARE.PDF

E. **HEARING OF REQUESTS FOR CONTINUANCES**

F. **DEVELOPMENT PLAN APPROVAL REQUESTS**

1. **PSDP-22-3 Modification To Acorn Storage Development Plan Review**

A request to modify the approved Development Plan for Acorn Storage, specifically to use a metal fence with opaque vinyl slats where a wood fence was originally approved.

Parcel(s): 32-07-13-430-003.000-016

Represented by: Russell Brown, Clark Quinn Law

Documents:

F.1.A SYNOPSIS_PSDP-22-3 MODIFICATION_PARK 136 ACORN STORAGE DPR.PDF

F.1.B APC MODIFICATION NOTIFICATION.PDF
F.1.C ACORN_FENCE_LETTER_AND_DISCUSSION_-_PROPOSED_FINAL_TUE_JUL_11_2023_08-35-44.PDF
F.1.D L200_LANDSCAPE_DETAILS_BROWNSBURG_STORAGE_(07.07.23)_TUE_JUL_11_2023_08-36-18.PDF
F.1.E ACORN STORAGE FENCE MATERIAL MODIFICATION RESPONSE EMAIL.PDF

2. **PSDP-22-15 Forest Hill (Formerly Northfield Greens) Development Plan Review**

A request for Development Plan Approval for a townhome development with 77 units in the M2 District. Located at the northeast corner of Lorraine and Grant St.

Parcel(s): 32-07-02-415-002.000-016

Represented by: Jerry Kittle, Innovative Engineering

Documents:

F.2.A SYNOPSIS_PSDP-22-15_FOREST HILL DPR.PDF
F.2.B TECH REVIEW_PSDP-22-15_ FOREST HILL DPR.PDF
F.2.C TECH_COMMENTS_RESPONSE_MON_JUN_27_2022_15-57-20.PDF
F.2.D CONSTPLANS_FOREST_HILL_TECH_REVIEW_WED_MAY_17_2023_08-07-09.PDF
F.2.E FOREST_HILL_LANDSCAPE_REVIEW_051123_WED_MAY_17_2023_08-09-.PDF
F.2.F LIGHTING_PLAN_WED_JUN_1_2022_14-22-15.PDF
F.2.G WEXFORD_F_STONE_-_ALL_PAGES_THU_JUL_6_2023_14-12-21.PDF
F.2.H LETTER_OF_INTENT_CARPENTER_REALTORS_ROW_TAKE_TUE_MAY_23_2023_10-.PDF

3. **PSDP-23-11 The Commerce Park At Brownsburg Raceway Lot 2 Development Plan Review**

A request for Development Plan Approval for a 100,000 +/- square foot industrial building in the Motor Sports (MS) District. A portion of the Commerce Park at Brownsburg Raceway commercial subdivision at the northeast corner of Raceway Boulevard and Ronald Reagan Parkway.

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

Represented by: Joe Murphy, Garmong Development

Documents:

F.3.A SYNOPSIS_PSDP-23-11_THE COMMERCE PARK AT BROWNSBURG RACEWAY LOT 2 DPR.PDF
F.3.B TECH REVIEW_PSDP-23-11.PDF
F.3.C TECH_REVIEW_PSDP-23-11_RESPONSE.PDF
F.3.D CP_RE-SUBMITTAL_COMMERCE PARK AT BROWNSBURG RACEWAY.PDF
F.3.E COMMERCE PARK_PHASING PLAN.PDF
F.3.F ARCHITECTURAL_MON_JUN_5_2023_09-25-24.PDF
F.3.G TRAFFIC_ENGINEERING_ANALYSIS_-_COMMERCE_PARK_AT_BROWNSBURG_RACEWAY.PDF

G. **OLD BUSINESS**

H. **CONTINUED PUBLIC HEARINGS**

I. **NEW PUBLIC HEARINGS**

1. **PCCZ-23-3 Carr Property Rezone To C2**

   A request for Conditional Zoning Map Amendment approval to zone the property C2 – High Intensity General 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.1.A SYNOPSIS_PCCZ-23-3 CARR REZONE TO C2.PDF
   I.1.B TECH REVIEW_PCCZ-23-3.PDF
   I.1.C CARR_PROPERTIES TECH RESPONSE_LETTER_MON_JUN_26_2023_15-26-25.PDF
   I.1.D CARR_PROPERTIES_-_REZONING_LETTER_OF_INTENT_FRI_JUN_2_2023_15-29-57.PDF
   I.1.E SITE_PLAN_C201_RENDERING_FRI_JUN_2_2023_15-31-42 (1).PDF
   I.1.F TRAFFIC MEMO CARR_PROPERTY_GROUP_-_BROWNSBURG_COMMERCIAL_TRAFFIC_REVIEW.PDF

2. **PCPP-23-9 Christian Brothers Automotive Primary Plat**

   A request for a primary plat approval for a commercial subdivision dividing 4.13 acres into 2 lots.

   Represented by: Josh Manion

   Parcel(s): 32-07-26-150-004.000-016

   ADVERTISED PUBLIC HEARING

   Documents:

   I.2.A SYNOPSIS_PCPP-23-9 CHRISTIAN BROTHERS AUTOMOTIVE 01.PDF
   I.2.B TECH REVIEW_PCPP-23-9.PDF
   I.2.C RESPONSE_TO_TECHNICAL_REVIEW_COMMENTS.PDF
   I.2.D CHRISTIAN_BROTHERS_AUTO_PRIMARY_PLAT.PDF

J. **COMMUNICATIONS AND COMMITTEE REPORTS**

K. **MISCELLANEOUS BUSINESS**

L. **ADMINISTRATIVE FILINGS**

1. **Administrative Filings**

   1. PSDP-23-12 421 E Main Parking Lot Expansion

M. CASES FILED FOR FUTURE MEETINGS

1. Cases Filed For Future Meetings

1. PSDP-23-13 Wawa Gas Station Development Plan Review
2. PCCA-23-1 Beacon Pointe Subdivision Commitment Amendment

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.