



ADVISORY PLAN COMMISSION AGENDA

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

OCTOBER 23, 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. September 25, 2023 Regular Meeting Minutes

Documents:

[C.1 APC_MINUTES_09-25-23.PDF](#)

D. APPROVAL OF FINDINGS OF FACT AND REPORTS OF DETERMINATION

1. Findings Of Fact And Reports Of Determination

1. PSDP-23-13 Wawa Convenience Center
DEVELOPMENT PLAN REVIEW
2. PSDP-23-14 Christian Brothers Automotive
DEVELOPMENT PLAN REVIEW

Documents:

[D.1 FOF_PSDP-23-13.PDF](#)

[D.2 FOF_PSDP-23-14.PDF](#)

E. HEARING OF REQUESTS FOR CONTINUANCES

F. DEVELOPMENT PLAN APPROVAL REQUESTS

1. PSDP-23-16 BCSC Tennis Courts

A request to approve the installation of tennis courts, landscaping, and related site features, to be located at the southwest corner of Odell St and Airport Road.

Parcel(s): 32-07-23-200-006.000-016

Represented by: Nick Balentine, The Veridus Group

Documents:

[F.1.A SYNOPSIS_PSDP-23-16_BCSC TENNIS COURTS DPR.PDF](#)
[F.1.B TECH REVIEW_PSDP-23-16.PDF](#)
[F.1.C PSDP-23-16_BROWNSBURG_HS_TENNIS_COMPLEX_TECH_COMMENT_RESPONSE.PDF](#)
[F.1.D PSDP-23-13_BCSC_TENNIS_COMPLEX_PLAN_SET_2023.09.25.PDF](#)
[F.1.E BROWNSBURG HS TENNIS COMPLEX MASTER PLAN LOW-RES.PDF](#)
[F.1.F BROWNSBURG HS TENNIS COMPLEX SITE MATERIALS PLAN.PDF](#)
[F.1.G BROWNSBURG HS TENNIS COMPLEX LANDSCAPE PLANS.PDF](#)
[F.1.H BROWNSBURG HS TENNIS COMPLEX LIGHTING PLANS.PDF](#)
[F.1.I BROWNSBURG HS TENNIS COMPLEX LIGHTING SAMPLE PROJECTS.PDF](#)

2. PSDP-23-17 Reinbold Development DPR

A request to approve an industrial office/flex space building of 10,000 square feet +/-, with associated parking and loading areas. Located approximately 640 feet south of the intersection of Airport Road and S Green Street, address assigned as 1680 S Green St.

Parcel(s): 32-07-22-230-006.000-016

Represented by: Dale Kruse, Kruse Consulting

Documents:

[F.2.A SYNOPSIS_PSDP-23-17_REINBOLD DEVELOPMENTS DPR.PDF](#)
[F.2.B TECH REVIEW_PSDP-23-17.PDF](#)
[F.2.C RESPONSE TO COMMENTS TECH REVIEW_PSDP-23-17.PDF](#)
[F.2.D LOT6 AWJ PARK CIVIL PLANS.PDF](#)
[F.2.E ARCHITECTURE.PDF](#)
[F.2.F LIGHTING PLAN - NONE PROPOSED.PDF](#)

G. OLD BUSINESS

H. CONTINUED PUBLIC HEARINGS

I. NEW PUBLIC HEARINGS

1. PCZT-23-3 Westbranch Planned Development District Text Amendment

A request for Planned Development District text amendment to add various lot standards and requirements to allow for individual platted lots.

Parcel(s): 32-07-04-400-011.000-016, 32-07-04-400-005.000-016

Represented by: Jon Dobosiewicz

ADVERTISED PUBLIC HEARING

Documents:

[I.1.A SYNOPSIS_PCZT-23-3 WESTBRANCH PD TEXT AMENDMENT.PDF](#)
[I.1.B EX. D TA STATEMENT OF INTENT AND PROJECT DESCRIPTION 08.29.PDF](#)

I.1.C WESTBRANCH AMENDMENT - PC INFORMATION BOOKLET
102323.PDF
I.1.D WESTBRANCH ECON STUDY 9-22-23.PDF

J. COMMUNICATIONS AND COMMITTEE REPORTS

1. Discussion Of November 6th UDO Update Open House (6 Pm Town Council Room)

UDO Update draft and supplementary materials are available

at: <HTTPS://WWW.BROWNSBURG.ORG/587/BROWNSBURG-UDO-REVIEW-PROCESS>

Or click the "UDO Update" Circle on the Town's website homepage

Documents:

[2023.10.13_BROWNSBURG UDO_PUBLIC OPEN HOUSE FLYER.PDF](#)

2. Discussion Of Chapters 1, 7, And 8 Of The UDO Draft

Documents:

[J.2.A UDO MEMO_CHAPTER REVIEW OF 1 7 8.PDF](#)
[J.2.B CHAPTER 1 EXCERPT_JBW MARKUP.PDF](#)
[J.2.C CHAPTER 7 EXCERPT_JBW MARKUP.PDF](#)
[J.2.D CHAPTER 8 EXCERPT_JBW MARKUP.PDF](#)

K. MISCELLANEOUS BUSINESS

1. Renaming Connector Road To Lacy Knot Drive

Documents:

[K.1 MEMO TO APC - LACY KNOT DRIVE.PDF](#)

L. ADMINISTRATIVE FILINGS

1. Administrative Filings

1. [CPSP-23-14 Main Street Storage Secondary Plat](#)

M. CASES FILED FOR FUTURE MEETINGS

1. Cases Filed For Future Meetings

1. [PCMA-23-7 SE Corner of 625 and Northfield Rezone to MS](#)
2. [PSDP-23-19 Main Street Storage Expansion DPR](#)

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.