



ADVISORY PLAN COMMISSION AGENDA

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

DECEMBER 20, 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. November 27 Regular Meeting Minutes

Documents:

[C. APC_MINUTES_11-27-23.PDF](#)

D. APPROVAL OF FINDINGS OF FACT AND REPORTS OF DETERMINATION

1. Findings Of Fact And Reports Of Determination

Documents:

[D.1 FOF_PCPP-23-10.PDF](#)

E. HEARING OF REQUESTS FOR CONTINUANCES

F. DEVELOPMENT PLAN APPROVAL REQUESTS

1. PSDP-23-18 Meijer Development Plan Review

A request to approve a grocery superstore of approximately 160,000+/- square feet with associated site features and gas station. The property is approximately 35.6 acres, more or less, located northeast of the intersection of 56th Street and CR 900 N.

Parcel(s): 32-08-06-310-003.000-016, 32-08-06-310-002.000-016

Represented by: Abby Jacobs, Woolpert

Documents:

[F.1.A SYNOPSIS_PSDP-23-18_MEIJER DPR.PDF](#)

[F.1.B TECH REVIEW_PSDP-23-18.PDF](#)

[F.1.C](#)

[MEIJER_ABE_TECH_COMMENT_RESPONSE_LETTER_WED_DEC_6_2023.PDF](#)

[F.1.D MEIJER_ABE_PROJECT_NARRATIVE_TUE_SEP_5_2023_20-09-15.PDF](#)
[F.1.E MEIJER_ABE_DEVELOPMENT_PLAN_SET.PDF](#)
[F.1.F MAIN STORE_RENDERING_WED_DEC_6_2023.PDF](#)
[F.1.G MEIJER GAS STATION_RENDERING_WED_DEC_6_2023.PDF](#)
[F.1.H MEIJER - TRAFFIC IMPACT STUDY.PDF](#)
[F.1.I MEIJER - TRAFFIC IMPACT STUDY APPENDICES.PDF](#)

G. OLD BUSINESS

H. CONTINUED PUBLIC HEARINGS

I. NEW PUBLIC HEARINGS

1. PCMA-23-8 The Reserve At Ronald Reagan Rezone To C2 And M3

A request for a zone map amendment to rezone approximately 53 acres from General Agriculture (AG) to High Intensity General Commercial (C2) and High Density Multiple-Family Residential (M3). The property is located southwest of the intersection of Ronald Reagan Parkway and CR 300 N.

Represented by: Jon Dobosiewicz

Parcel(s): 32-08-30-100-005.000-15, 32-08-30-200-001.000-015, 32-08-30-200-002.000-016, and 32-08-30-200-014.000-015

ADVERTISED PUBLIC HEARING

Documents:

[I.1.A SYNOPSIS_PCMA-23-8 THE RESERVE AT RONALD REAGAN REZONE TO C2 AND M3.PDF](#)
[I.1.B THE RESERVE AT RONALD REAGAN - PC INFORMATION BOOKLET 2 122023.PDF](#)

J. COMMUNICATIONS AND COMMITTEE REPORTS

1. UDO REVISIONS - CH 2 Residential Districts And Part I Of Use Table Revisions

Very preliminary concept on Chapter 2 and first pass of use table revisions in Chapter 3

Documents:

[DEVELOPMENT SERVICES UDO REVISIONS MEMO.PDF](#)
[BBG UDO CHAPTER 2 - ZONING DISTRICTS_MARKUP.PDF](#)
[BBG UDO CHAPTER 3 - USES.PDF](#)

2. 2024 Annual Training Discussion

Discuss potential dates/formats, specific topic requests

K. MISCELLANEOUS BUSINESS

L. ADMINISTRATIVE FILINGS

M. CASES FILED FOR FUTURE MEETINGS

1. Cases Filed For Future Meetings

1. PCPP-23-11 Replat of Block A of the Ronald Reagan Logistics Park at I-74
Phase II

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.