



ADVISORY PLAN COMMISSION AGENDA

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

MARCH 25, 2024

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. February 26, 2024 Regular Meeting Minutes

Documents:

[APC_MINUTES_02-26-24.PDF](#)

D. APPROVAL OF FINDINGS OF FACT AND REPORTS OF DETERMINATION

1. Findings Of Fact And Reports Of Determination

1. PCCZ-23-4 NW CORNER 700 n and Ronald Reagan
Parkway Extension Conditional Zone Map
Amendment

Documents:

[FOF_PCCZ-23-4.PDF](#)

E. HEARING OF REQUESTS FOR CONTINUANCES

1. PCMA-24-1 Centennial Subdivision Zone Map Amendment

Staff is continuing this case to allow time for the applicant to consider Town Council feedback and make project revisions. Newspaper notice was completed but mailings were not sent. Revised notice will be required.

F. DEVELOPMENT PLAN APPROVAL REQUESTS

1. PSDP-24-1 QuikTrip Development Plan Review

A request to approve the development of a store of approximately 7,000 +/- square feet with associated site features and gas station. The property is a portion of a parcel approximately 52 acres in size bordered by E US Hwy 136, Lacy Knot Dr, and N Ronald Reagan Pkwy.

Parcel(s): 32-08-18-105-003.000-016

Represented by: Dillon Reynolds, SpaceCo

Documents:

[1.A PSDP-24-1_PROJECT_SYNOPSIS_QUIKTRIP DPR.PDF](#)
[1.B TECH REVIEW_PSDP-24-1 QUIKTRIP.PDF](#)
[1.C QT7263_RESPONSE_LETTER.PDF](#)
[1.D QT7263_SITE WITH REVISED CONNECTION LOCATION.PDF](#)
[1.E QT7263_CONSTRUCTION_DOCUMENTS_REVISIONS PENDING.PDF](#)
[1.F QT7263_LIGHTING_CUT_SHEETS.PDF](#)
[1.G QT7263_PHOTOMETRIC_PLAN-LUX.PDF](#)
[1.H QT7263_ELEVATIONS_02262024_MON_FEB_26_2024.PDF](#)
[1.I QT7263_TRASH_ENCLOSURE.PDF](#)
[1.J QT7263_LANDSCAPE.PDF](#)

G. OLD BUSINESS

H. CONTINUED PUBLIC HEARINGS

I. NEW PUBLIC HEARINGS

J. COMMUNICATIONS AND COMMITTEE REPORTS

1. UDO Update – Remaining Edits On Chapter 5, Chapter 8 Discussion

- Possible Special Meeting Dates
- Timeline Discussion For Finishing The Rest Of This Draft

Documents:

[J.1.A UDO CHAPTER 5 - SITE DEVELOPMENT
STANDARDS_COMBINED.PDF](#)
[J.1.B UDO CHAPTER 8 - PROCESS_COMBINED COMMENTS.PDF](#)

K. MISCELLANEOUS BUSINESS

L. ADMINISTRATIVE FILINGS

1. Administrative Filings

1. [CPSP-24-2 Northfield Crossing Final Plat](#)

M. CASES FILED FOR FUTURE MEETINGS

1. Cases Filed For Future Meetings

1. [PCMA-24-2 21 SEUMIN ST REZONE TO UC](#)
2. [PCMA-24-3 HRH REZONE – PD EXPANSION](#)
3. [PCPP-24-1 NORTHFIELD COMMONS PRIMARY PLAT](#)

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.