



## ADVISORY PLAN COMMISSION AGENDA

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

**APRIL 22, 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. March 25 Regular Meeting Minutes**

Documents:

[C.1 APC\\_MINUTES\\_03-25-24.PDF](#)

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

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

Documents:

[D.1 FOF\\_PSDP-24-1 QUIKTRIP.PDF](#)

**E. HEARING OF REQUESTS FOR CONTINUANCES**

**F. DEVELOPMENT PLAN APPROVAL REQUESTS**

**1. PSDP-23-19 Main Street Storage Expansion Development Plan Review**

A request to approve the expansion of an existing storage facility in the C1 District.

Three buildings would be added on approximately 2.7 acres at 438 E Main Street.

Parcel(s): 32-07-11-415-021.000-016

Represented by: William Cash, Holloway Engineering

Documents:

[F.1.A SYNOPSIS\\_PSDP-23-19\\_MAIN STREET STORAGE EXPANSION  
DPR.PDF](#)

[F.1.B TECH REVIEW\\_PSDP-23-19.PDF](#)

[F.1.C 422 E MAIN STREET DRAINAGE REVIEW RESPONSE LETTER 30-  
OCT-2023.PDF](#)

[F.1.D MAIN\\_STREET\\_STORAGE\\_EXPANSION\\_SITE\\_CIVIL AND LANDSCAPE.PDF](#)  
[F.1.E 422\\_E\\_MAIN\\_PHOTOMETRICS\\_PLAN.PDF](#)  
[F.1.F ARCH\\_SCAN\\_0384-01.PDF](#)  
[F.1.F ARCH\\_SCAN\\_0384-02.PDF](#)  
[F.1.F ARCH\\_ST0385-02.PDF](#)

## **G. OLD BUSINESS**

## **H. CONTINUED PUBLIC HEARINGS**

## **I. NEW PUBLIC HEARINGS**

### **1. PCMA-24-2 21 Seumin Street Rezone To UC**

A request to rezone a Traditional Residential (TR) lot to Urban Commercial (UC). It is .19 acres of land currently addressed as 21 Seumin Street.

Parcel(s): 32-07-11-170-014.000-016

Represented by: Rusty Wheat, Terra Environmental

### **ADVERTISED PUBLIC HEARING**

Documents:

[I.1.A PROJECT\\_SYNOPSIS\\_PCMA 24-2\\_21 SEUMIN ST REZONE TO UC.PDF](#)  
[I.1.B TECH REVIEW\\_PCMA-24-2.PDF](#)  
[I.1.C REZONE LETTER OF INTENT.PDF](#)  
[I.1.D PARCEL MAP.PDF](#)  
[I.1.E ZONING MAP.PDF](#)

### **2. PCMA-24-3 HRH Expansion Site Rezone To Planned Development District (PD)**

A request to rezone a Planned Development District (PD) lot to the Hendricks Regional Health Planned Development District (PD). The expanded PD would add 15.15 acres of land located west of the hospital site at 5492 N Ronald Reagan Parkway.

Parcel(s): 32-08-07-171-001.000-016 and 32-08-07-100-004.000-016

Represented by: Steve Brehob, Banning Engineering

### **ADVERTISED PUBLIC HEARING**

Documents:

[I.2.A SYNOPSIS\\_PCMA-24-3 HRH EXPANSION REZONE TO PD.PDF](#)  
[I.2.B TECH REVIEW\\_PCMA-24-3.PDF](#)  
[I.2.C HRH\\_PD\\_AMENDMENT\\_SUBMISISON\\_3-28-24\\_THU\\_MAR\\_28\\_2024\\_10-08-28.PDF](#)  
[I.2.D NARRATIVE\\_SAT\\_MAR\\_2\\_2024\\_09-51-25.PDF](#)  
[I.2.E ZONING\\_EXHIBITS\\_ABC\\_SAT\\_MAR\\_2\\_2024\\_09-51-35.PDF](#)

## **J. COMMUNICATIONS AND COMMITTEE REPORTS**

### **1. UDO Update – DISCUSSION ON CHAPTER 6 And TIMELINE UPDATES**

- Possible special meeting dates
- Timeline discussion for finishing the rest of this draft

Documents:

[J.1 BBG UDO CHAPTER 6 - SIGNAGE\\_MARKUP.PDF](#)  
[J.1 BBG UDO CHAPTER 6 - SIGNAGE\\_NO MARKUP.PDF](#)  
[J.1.A COPY OF VARIANCES 5 YR LOOK\\_SIGNS.PDF](#)

## **K. MISCELLANEOUS BUSINESS**

## **L. ADMINISTRATIVE FILINGS**

## **M. CASES FILED FOR FUTURE MEETINGS**

### **1. Cases Filed For Future Meetings**

1. PCMA-24-4 JCM Racing Rezone to MS
2. PCPP-24-2 RESERVE AT RONALD REAGAN PRIMARY PLAT
3. PSDP-24-2 BCSC ROARK STADIUM DPR
4. PSDP-24-3 HRH 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.