

ADVISORY PLAN COMMISSION REVISED AGENDA



JANUARY 24, 2022
6:00 PM

**TOWN COUNCIL MEETING ROOM
TOWN HALL
61 NORTH GREEN STREET
BROWNSBURG, INDIANA 46112**

- A. CALL TO ORDER & DETERMINATION OF QUORUM
- B. MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE
- C. ELECTION OF OFFICERS
 - 1. 2022 PRESIDENT – (PRESIDED BY THE 2021 PRESIDENT)
 - 2. 2022 VICE-PRESIDENT – (PRESIDED BY THE 2022 PRESIDENT)
 - 3. 2022 RECORDING SECRETARY
- D. APPROVAL OF PREVIOUS MEETING(S) MINUTES
 - 1. DECEMBER 15, 2021- REGULAR MEETING
- E. APPROVAL OF FINDINGS OF FACT AND REPORTS OF DETERMINATION
 - 1. PCMA-10-21-1960 THE LEARNING EXPERIENCE PD AMENDMENT
 - 2. PSDP-10-21-1961 THE LEARNING EXPERIENCE DPR
 - 3. PSDP-10-21-1964 NORTHFIELD DRIVE BUSINESS PARK DPR
 - 4. PCPP-10-21-1965 NORTHFIELD DRIVE BUSINESS PARK PRIMARY PLAT
 - 5. PSDP-10-20-1968 BROWNSBURG SENIOR LIVING DPR
 - 6. PCPP-10-21-1970 ARBUCKLE COMMONS PHASE II PRIMARY PLAT
 - 7. PCPA-10-21-1971 BROWNSBURG STATION LOT 8 PLAT AMENDMENT

F. HEARING OF REQUESTS FOR CONTINUANCES

- 1. PCMA-10-21-1956 W. WYNNE FARMS PD AMENDMENT

A request for a zoning map amendment, to amend Ordinance 2004-01 Wynne Farms PUD Ordinance the West Wynne Farms PD Parcel R, for the purpose of to permit multi-family uses for the purpose of future development.

Parcels: 32-07-26-105-002.000-016, 32-07-26-105-006.000-016, 32-07-26-105-004.000-016

ADVERTISED PUBLIC HEARING

Represented By: Russell Brown, Clark Quinn Moses Scott & Grahn, LLP

G. OLD BUSINESS

1. NONE

H. CONTINUED PUBLIC HEARINGS

1. NONE

I. NEW PUBLIC HEARINGS

1. PSDP-10-21-1962 CROSSROADS ELEMENTARY SCHOOL DPR

A request for development plan review approval of an approximately 7,100 sq. ft. institutional building, asphalt and concrete paving, and associated utilities in the (pending) Institutional (IS) District, on approximately 29.98 acres, located at 8510 E County Rd 400 N.

Parcels: 32-07-13-400-009.000-016, 32-07-13-485-001 .000-015, and 32-07-13-485-002.000-015

ADVERTISED PUBLIC HEARING

Represented by: Jennifer Lasch, The Veridus Group

2. PSDP-10-21-1963 DOLLAR GENERAL DPR

A request for development plan review approval of an approximately 10,640 sq. ft. commercial building, asphalt and concrete paving, and associated utilities in the High Intensity General Commercial (C2) District, on approximately 1.34 acres, located 430 feet south of the S. Green Street and Airport Road Intersection.

Parcels: 32-07-22-230-007.000-016

ADVERTISED PUBLIC HEARING

Represented by: Michael Thompson, Hamilton Designs, LLC

3. PCPP-12-21-1980 PROMENADE PRIMARY PLAT

A request for primary plat approval for a one hundred and eleven (111) lot residential subdivision, on approximately 33 acres, located on the west side of Northfield Dr., south of Holiday Pines, and north of the B&O Trail.

Parcels: 32-07-24-300-007.000-016; 32-07-24-300-006.000-016; 32-07-24-300-003.000-016

ADVERTISED PUBLIC HEARING

Represented By Robert Staton, Banning Engineering

WAIVER REQUEST: ART. 7.33(C)4 – CONNECTIVITY

4. PCPP-12-21-1981 TRAILSIDE TOWNHOMES PRIMARY PLAT

A request for primary plat approval for a one hundred forty five (145) lot residential subdivision, on approximately 22.8 acres, located at 3575 N. State Road 267.

Parcels: 32-07-23-300-012.000-015, 32-07-23-300-001.000-015, 32-07-23-300-003.000-015

ADVERTISED PUBLIC HEARING

Represented By Jason Coyle, Banning Engineering, P .C.

WAIVER REQUEST: ART. 6.16- PEDESTRIAN NETWORK

WAIVER REQUEST: ART. 7.33(C)4)- CONNECTIVITY

5. PSDP-12-21-1982 ARBUCKLE PHASE II DPR

A request for development plan review approval for a mixed-use residential/commercial building, asphalt and concrete paving, and associated utilities in the Urban Commercial (UC) District, on approximately 2.15 acres, located on the West side of N Green St, 350' south of Twin St.

Parcels: 32-07-11-140-011.000-016; 32-07-11-140-010.000-016; 32-07-11-140-009.000-016; 32-07-11-140-008.000-016; 32-07-11-140-006.000-016; 32-07-11-150-001.000-016

ADVERTISED PUBLIC HEARING

Represented by: Derek Newman, Flaherty & Collins Properties

6. PSDP-12-21-1983 ARBUCKLE COMMONS ADDITIONAL PARKING DPR

A request for development plan review approval of a 35 space parking lot addition at Arbuckle Commons in the Parks and Recreation (PR) District, on approximately 2.15 acres, located on the West end of Arbuckle Commons.

Parcels: 32-07-11-150-006.000-016

ADVERTISED PUBLIC HEARING

Represented by: Darci Pellom, Cripe

J. COMMUNICATIONS AND COMMITTEE REPORTS

1. REPORT FROM DIRECTOR OF DEVELOPMENT SERVICES

K. MISCELLANEOUS BUSINESS

1. APC APPOINTMENTS TO THE BZA

L. ADMINISTRATIVE FILINGS

1. ASDP-01-22-1986 TJX HOMEGOODS PARKING LOT IMPROVEMENTS

2. ASDP-01-22-1990 THE LEARNING EXPERIENCE ACCESS DRIVE DPR AMEND

3. CPSP-01-22-1991 PROMENADE SEC. 1A & 1B FINAL PLAT

M. CASES FILED FOR FUTURE MEETINGS

1. PCMA-01-22-1985 NW CORNER NORTHFIELD DR. AND US 136 REZONE TO I1

2. PSDP-01-22-1987 HOME 2 SUITES BY HILTON DPR

3. PCPP-01-22-1988 TWO WEST PRIMARY PLAT

4. PSDP-01-22-1989 BILL ESTES FORD EXPANSION DPR

5. PCPP-01-22-1992 TALON WOODS PRIMARY PLAT

N. ADJOURNMENT