

ADVISORY PLAN COMMISSION AGENDA



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

FEBRUARY 28, 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. [JANUARY 24, 2022- REGULAR MEETING](#)

- E. APPROVAL OF FINDINGS OF FACT AND REPORTS OF DETERMINATION

- 1. [PSDP-10-21-1962 CROSSROADS ELEMENTARY SCHOOL DPR](#)
 - 2. [PSDP-10-21-1963 DOLLAR GENERAL DPR](#)
 - 3. [PCPP-12-21-1981 TRAILSIDE TOWNHOMES PRIMARY PLAT](#)
 - 4. [PSDP-12-21-1983 ARBUCKLE COMMONS ADDITIONAL PARKING DPR](#)
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- F. 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

- 2. **PCPP-01-22-1988 TWO WEST PRIMARY PLAT**

A REQUEST FOR PRIMARY PLAT APPROVAL FOR A ONE (1) LOT RESIDENTIAL SUBDIVISION, ON APPROXIMATELY 6.305 ACRES, LOCATED AT 7 449 NORTH CR 850 EAST.

PARCELS: 32-02-36-300-001.000-026

ADVERTISED PUBLIC HEARING

REPRESENTED BY: NATHAN WHITE, BENCHMARK CONSULTING, INC.

- G. DEVELOPMENT PLAN APPROVAL REQUESTS

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

A REQUEST FOR DEVELOPMENT PLAN REVIEW APPROVAL OF AN APPROXIMATELY 16,270 SQ. FT. COMMERCIAL BUILDING, ASPHALT AND CONCRETE PAVING, AND ASSOCIATED UTILITIES IN THE HIGHWAY COMMERCIAL (HC) DISTRICT, ON

APPROXIMATELY 3.54 ACRES, LOCATED ON LOT 4 HERITAGE SOUTH.

PARCELS: 32-07-02-120-012.000-026

REPRESENTED BY: NATHAN WHITE, BENCHMARK CONSULTING, INC.

2. **PSDP-01-22-1989 BILL ESTES FORD EXPANSION DPR**
A REQUEST FOR DEVELOPMENT PLAN REVIEW APPROVAL OF AN APPROXIMATELY 850 SQ. FT. COMMERCIAL BUILDING EXPANSION, ASPHALT AND CONCRETE PAVING, AND ASSOCIATED UTILITIES IN THE HIGH INTENSITY GENERAL COMMERCIAL (C2) DISTRICT, ON APPROXIMATELY 10.50 ACRES, LOCATED AT 450 EAST NORTHFIELD DRIVE.
PARCELS: 32-07-02-426-003.000-016
REPRESENTED BY: MIKE TIMKO, KIMLEY-HORN AND ASSOCIATES
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H. OLD BUSINESS

1. NONE

I. CONTINUED PUBLIC HEARINGS

1. **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

2. **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

J. NEW PUBLIC HEARINGS

1. **PCPP-10-21-1954 HAWK'S LANDING PRIMARY PLAT**

A REQUEST FOR PRIMARY PLAT APPROVAL FOR A ONE HUNDRED AND SIX (106) LOT RESIDENTIAL SUBDIVISION, ON APPROXIMATELY 66 ACRES, LOCATED WEST OF AND ADJACENT TO N. GREEN ST. AND SOUTH OF CR 800 N.

PARCELS: 32-02-34-275-002.000-026

ADVERTISED PUBLIC HEARING

REPRESENTED BY JON DOBOSIEWICZ, NELSON & FRANKENBERGER, LLC

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

WAIVER REQUEST: SEC. 7.37(A)3 - RESIDENTIAL ACCESS STANDARDS - LARGE DEVELOPMENTS

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

A REQUEST FOR A ZONING MAP AMENDMENT, TO AMEND THE ZONING ON APPROXIMATELY 30.65 ACRES OF REAL ESTATE, LOCATED ON THE NORTHWEST CORNER OF E US HWY 136 & NORTHFIELD DRIVE, FROM AGRICULTURAL (AG) TO LOW INTENSITY INDUSTRIAL (I1), FOR FUTURE INDUSTRIAL DEVELOPMENT.

PARCELS: 32-07-04-400-004.000-016 AND PART OF 32-07-03-300-004.000-016

ADVERTISED PUBLIC HEARING

REPRESENTED BY: BRIAN TUOHY, TUOHY BAILEY & MOORE LLP

- 3. **PCPP-01-22-1992 TALON WOODS PRIMARY PLAT**
A REQUEST FOR PRIMARY PLAT APPROVAL FOR A SEVENTY-EIGHT (78) LOT RESIDENTIAL SUBDIVISION, ON APPROXIMATELY 12.9 ACRES, LOCATED AT 8525 E CR 400 N.
PARCELS: 32-07-24-200-005.000-016 & 32-07-24-200-013.000-016
ADVERTISED PUBLIC HEARING
REPRESENTED BY GORDAN D. KRITZ, STOEPPELWERTH & ASSOCIATES, INC.
WAIVER REQUEST: 7.05B – TOWNHOUSE SUBDIVISION DIVERSITY STANDARDS: FLOOR PLAN RESTRICTIONS
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- K. COMMUNICATIONS AND COMMITTEE REPORTS
 - 1. REPORT FROM DIRECTOR OF DEVELOPMENT SERVICES

- L. MISCELLANEOUS BUSINESS
 - 1. NONE

- M. ADMINISTRATIVE FILINGS
 - 1. **APC APPOINTMENT TO THE BZA**
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- N. CASES FILED FOR FUTURE MEETINGS
 - 1. **PCPP-22-1 CROSSROADS ELEMENTARY SCHOOL PRIMARY PLAT**
 - 2. **PCPP-22-2 EAGLE CREEK LOGISTICS PARK PRIMARY PLAT**
 - 3. **PCCA-22-1 ANNSDALE AND THE HAMPTONS AT HERITAGE HILLS COMMIT. AMEND.**
 - 4. **PCPP-22-3 56TH STREET ORTHOINDY PRIMARY PLAT**
 - 5. **PSDP-22-1 56TH STREET ORTHOINDY DPR**
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- O. ADJOURNMENT

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.