

ADVISORY PLAN COMMISSION

AGENDA



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

MARCH 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. APPROVAL OF PREVIOUS MEETING(S) MINUTES
 - 1. [FEBRUARY 28, 2022- SPECIAL MEETING](#)
 - 2. [FEBRUARY 28, 2022- REGULAR MEETING](#)
- D. APPROVAL OF FINDINGS OF FACT AND REPORTS OF DETERMINATION
 - 1. [PCPP-10-21-1954 HAWK'S LANDING PRIMARY PLAT](#)
 - 2. [PCPP-12-21-1980 PROMENADE PRIMARY PLAT](#)
 - 3. [PSDP-12-21-1982 ARBUCKLE PHASE II DPR](#)
 - 4. [PCMA-01-22-1985 NW CORNER NORTHFIELD DR. AND US 136 REZONE TO I1](#)
 - 5. [PSDP-01-22-1987 HOME 2 SUITES BY HILTON DPR](#)
 - 6. [PSDP-01-22-1989 BILL ESTES FORD EXPANSION DPR](#)
 - 7. [PCPP-01-22-1992 TALON WOODS PRIMARY PLAT](#)
- E. REQUESTS FOR CONTINUANCES
 - 1. NONE
- F. DEVELOPMENT PLAN APPROVAL REQUESTS
 - 1. **PSDP-22-1 56TH STREET ORTHOINDY DPR**
A REQUEST FOR DEVELOPMENT PLAN REVIEW APPROVAL OF AN APPROXIMATELY 35,000 SQ. FT. COMMERCIAL BUILDING, ASPHALT AND CONCRETE PAVING, AND ASSOCIATED UTILITIES IN THE HIGH INTENSITY GENERAL COMMERCIAL (C2) DISTRICT, ON APPROXIMATELY 4.19 ACRES, LOCATED AT THE NORTHEAST CORNER OF E CR 600 N & CR 900 E.
PARCELS: 32-08-06-300-003.000-016
REPRESENTED BY: KELLY CANTER, LANDWORX ENGINEERING, LLC
 - 2. **PSDP-22-2 BROWNSBURG FIRE TERRITORY TRAINING CENTER DPR**
A REQUEST FOR DEVELOPMENT PLAN REVIEW APPROVAL OF AN EXPANSION OF THE FIRE TRAINING GROUNDS IN THE INSTITUTIONAL (IS) DISTRICT, ON APPROXIMATELY 7.156 ACRES, LOCATED AT 470 E NORTHFIELD DRIVE.
PARCELS: 32-0-01-305-007.000-016
REPRESENTED BY: JERRY HARDER, BROWNSBURG FIRE TERRITORY
- G. OLD BUSINESS
 - 1. NONE
- H. CONTINUED PUBLIC HEARINGS
 - 1. NONE
- I. NEW PUBLIC HEARINGS

1. **PCPP-22-1_ CROSSROADS ELEMENTARY SCHOOL PRIMARY PLAT**
A REQUEST FOR PRIMARY PLAT APPROVAL FOR A ONE (1) LOT COMMERCIAL SUBDIVISION, ON APPROXIMATELY 29.98 ACRES, LOCATED AT 8510 E CR 400 N.
PARCELS: 32-07-13-376-011.000-016, 32-07-13-400-008.000-016 AND 32-07-13-400-009.000-016
ADVERTISED PUBLIC HEARING
REPRESENTED BY TIM JENSON, THE VERIDUS GROUP

2. **PCPP-22-2 EAGLE CREEK LOGISTICS PARK PRIMARY PLAT**
A REQUEST FOR PRIMARY PLAT APPROVAL FOR A TWO (2) LOT INDUSTRIAL SUBDIVISION, ON APPROXIMATELY 30 ACRES, LOCATED AT THE SOUTHEAST CORNER OF N 1000 E AND I-74.
PARCELS: 32-08-17-100-004.000-015, 32-08-17-100-006.000-015, 32-08-17-100-008.000-015, 32-08-17-100-007.000-015
ADVERTISED PUBLIC HEARING
REPRESENTED BY: NATHAN HARRIS, DUKE REALTY LIMITED PARTNERSHIP

3. **PCPP-22-3 56TH STREET ORTHOINDY PRIMARY PLAT**
A REQUEST FOR PRIMARY PLAT APPROVAL FOR A FOUR (4) LOT COMMERCIAL SUBDIVISION, ON APPROXIMATELY 39.89 ACRES, LOCATED AT THE NORTHEAST CORNER OF E CR 600 N & CR 900 E.
PARCELS: 32-08-06-300-003.000-016
ADVERTISED PUBLIC HEARING
REPRESENTED BY: KELLY CANTER, LANDWORX ENGINEERING, LLC

4. **PCCA-22-1 ANNSDALE AND THE HAMPTONS AT HERITAGE HILLS COMMIT. AMEND.**
A REQUEST TO VACATE CERTAIN DEVELOPMENT COMMITMENTS INCLUDED IN ADVISORY PLAN COMMISSION CASE 2013-04P, FOR THE PURPOSE(S) OF CLARIFYING A COMMITMENT RELATED TO COMMON AREA/OPEN SPACE PLATTING REQUIREMENTS.
PARCELS: 32-07-27-100-011.000-016
ADVERTISED PUBLIC HEARING
REPRESENTED BY: ROSS BEHNFELDT, DDC MANAGEMENT LLC

- J. COMMUNICATIONS AND COMMITTEE REPORTS
 1. REPORT FROM DIRECTOR OF DEVELOPMENT SERVICES
- K. MISCELLANEOUS BUSINESS
 1. NONE
- L. ADMINISTRATIVE FILINGS
 1. **CPSP-22-1 BROWSBURG STATION LOT 8 FINAL PLAT**

 2. **CPSP-22-2 PARKSIDE AT GREYSTONE SEC. 2**

 3. **CPSP-22-3 BROWNSBURG CROSSROADS FINAL PLAT**

 4. **CPSP-22-4 FAIRVIEW WEST SECTION 2 FINAL PLAT**

 5. **CPSP-22-5 PARK 136 FINAL PLAT**

- M. CASES FILED FOR FUTURE MEETINGS
 1. **PCPP-22-4 NORTHFIELD GREENS PRIMARY PLAT**

 2. **PCMA-22-1 WESTBRANCH REZONE TO PD**

 3. **PCCZ-22-1 WESTBRANCH CONDITIONAL REZONE TO PD**

 4. **PCPP-22-5 RONALD REAGAN LOGISTICS CENTER, PHASE 2 PRIMARY PLAT**

 5. **PSDP-22-3 PARK 136 ACORN STORAGE DPR**

 6. **PSDP-22-4 PARK 136 INDUSTRIAL DPR**

 7. **PCMA-22-2 AUBURN RIDGE REZONE TO R3**

 8. **PSDP-22-5 EAGLE CREEK LOGISTICS PARK DPR**

 9. **PSDP-22-6 INTERSTATE RETAIL LLC BROWNSBURG ROAD EXTENSION PHASE II**

- N. 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.