

# ADVISORY PLAN COMMISSION REVISED AGENDA



APRIL 25, 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. MARCH 28, 2022- REGULAR MEETING
- D. APPROVAL OF FINDINGS OF FACT AND REPORTS OF DETERMINATION
  - 1. PSDP-22-1 56TH STREET ORTHOINDY DPR
  - 2. PCPP-22-1 CROSSROADS ELEMENTARY SCHOOL PRIMARY PLAT
  - 3. PCPP-22-2 EAGLE CREEK LOGISTICS PARK PRIMARY PLAT
  - 4. PCPP-22-3 56TH STREET ORTHOINDY PRIMARY PLAT
  - 5. PCCA-22-1 ANNSDALE AND THE HAMPTONS AT HERITAGE HILLS COMMIT. AMEND.
- E. HEARING OF REQUESTS FOR CONTINUANCES
  - 1. PCMA-22-1 WESTBRANCH REZONE TO PD

A request for a Zoning Map Amendment to rezone the property from the General Agriculture (AG) district to the Planned Development (PD) district to allow for future mixed-use development, on approximately 31.19 acres, located at the southwest corner of E US Hwy 136 and CR 600 E.  
Parcels: 32-07-04-400-011.000-016

**ADVERTISED PUBLIC HEARING**  
Represented By: Jon Dobosiewicz, Nelson & Frankenberger
  - 2. PCCZ-22-1 WESTBRANCH CONDITIONAL REZONE TO PD

A request for a Conditional Zoning Map Amendment to rezone the property from the Hendricks County Agriculture Residential (HC AGR) district to the Planned Development (PD) district to allow for future mixed-use development, on approximately 33.17 acres, located immediately adjacent to the southwest corner of E US Hwy 136 and CR 600 E.  
Parcels: 32-07-04-400-005.000-015

**ADVERTISED PUBLIC HEARING**  
Represented By: Jon Dobosiewicz, Nelson & Frankenberger

3. PCMA-22-2 AUBURN RIDGE REZONE TO R3

A request for a Zoning Map Amendment to rezone the property from the General Agriculture (AG) district to the Planned Development (PD) district to allow for future residential development, on approximately 99.734 acres, located West of and adjacent to CR. 575 East, North of CR. 450 North, East of CR 500 East and South of the Enclave at Summer Ridge.

Parcels: 32-07-16-100-003.000-016; 32-07-16-200-011.000-016; 32-07-09-400-012.000-016; 32-07-09-400-023.000-016; 32-07-09-400-022.000-016; 32-07-09-300-012.000-016; 32-07-16-100-007.000-016; 32-07-16-100-002.000-016; 32-07-16-200-002.000-016

**ADVERTISED PUBLIC HEARING**

Represented By: Richard Henderson, Premier Land Company II, LLC

F. DEVELOPMENT PLAN APPROVAL REQUESTS

1. PSDP-22-2 BROWNSBURG FIRE TERRITORY TRAINING CENTER DPR (CONT. FROM MARCH)

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

2. PSDP-22-3 PARK 136 ACORN STORAGE DPR

A request for development plan review approval of 5 self-storage buildings with associated parking, in the Creekside Commons Planned Development (PD) District, on approximately 4.55 acres, located SW of the INTS of US HWY 136 and N CR 900 E.

Parcels: 32-07-13-400-002.000-016

Represented By: Jordan Corbin, Holladay Properties

3. PSDP-22-5 EAGLE CREEK LOGISTICS PARK DPR

A request for development plan review approval of two industrial buildings, one 826,771 sq. ft. and the other 306,502 sq. ft. and asphalt and concrete paving, and associated utilities in the Industrial (I2) District, on approximately 86.63 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

Represented By: Nathan Winslow, American Structurepoint

G. OLD BUSINESS

1. NONE

H. CONTINUED PUBLIC HEARINGS

1. 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.

I. NEW PUBLIC HEARINGS

1. PCPP-22-4 NORTHFIELD GREENS PRIMARY PLAT

A request for primary plat approval for a seventy-seven (77) lot residential subdivision, on approximately 10 acres, located at Brownsburg Square Sec 2a.

Parcels: 32-07-02-415-002.000-016

**ADVERTISED PUBLIC HEARING**

Represented By: Michael R. Sells, Wonderwall Planning Services

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

A request for primary plat approval for a four (4) lot Industrial subdivision, on approximately 219.92 acres, located along the west side of Ronald Reagan Parkway, between I-74 and US 136 .

Parcels: 32-08-18-100-001.000-016; 32-08-07-300-001.000-016; 32-08-18-200-001.000-016

**ADVERTISED PUBLIC HEARING**

Represented By: Dillon Reynolds, SPACECO, Inc.

J. COMMUNICATIONS AND COMMITTEE REPORTS

1. REPORT FROM DIRECTOR OF DEVELOPMENT SERVICES

K. MISCELLANEOUS BUSINESS

1. NONE

L. ADMINISTRATIVE FILINGS

1. CPSP-22-6 EAGLE CREEK LOGISTICS PARK FINAL PLAT

2. CPSP-22-7 ARBUCKLE PHASE II FINAL PLAT

3. CPSP-22-8 TRAILSIDE, SECTION 1 FINAL PLAT

M. CASES FILED FOR FUTURE MEETINGS

1. PCCZ-22-2 GARNER CONDITIONAL REZONE TO PD

2. PSDP-22-7 RONALD REAGAN LOGISTIC PARK @ I74, PHASE 2, BUILDING 2 DPR

3. PSDP-22-8 TRAILSIDE SEC. 1 DPR

N. ADJOURNMENT