

ADVISORY PLAN COMMISSION AGENDA



JUNE 28, 2021
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. MAY 24, 2021- REGULAR MEETING
- D. APPROVAL OF FINDINGS OF FACT AND REPORTS OF DETERMINATION
 - 1. PSDP-04-21-1899 PROJECT FOUNDATION DPR
 - 2. PCPP-04-21-1900 RONALD REAGAN LOGISTICS PARK AT I-74 PRIMARY PLAT
 - 3. PCMA-04-21-1902 CREEKSIDE COMMONS COMMERCIAL PD AMENDMENT
 - 4. PCMA-04-21-1903 ROSEMONT AT WYNNE FARMS PD TEXT AMENDMENT
 - 5. PCPP-04-21-1906 PARKSIDE AT GREYSTONE
- E. HEARING OF REQUESTS FOR CONTINUANCES
 - 1. PCMA-04-21-1898 AUBURN RIDGE REZONE TO PD
A request for a zoning map amendment, to amend the zoning on approximately 163.73 acres of real estate, 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, from Agricultural (AG) to Planned Development (PD), for the purpose of creating a single-family residential subdivision.
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, 32-07-16-100-007.000-016, 32-07-16-100-002.000-016, 32-07-09-300-012.000-016, 32-07-16-400-022.000-016, 32-07-16-100-001.000-016 and 32-07-16-200-002.000-016
ADVERTISED PUBLIC HEARING
Represented By: Mark Todd Roberts, Premier Land Company II LLC
- F. OLD BUSINESS
 - 1. NONE
- G. CONTINUED PUBLIC HEARINGS
 - 1. NONE

H. NEW PUBLIC HEARINGS

1. PSDP-05-21-1910 TOWNHOMES AT WYNNE FARMS DPR
A request for development plan review approval for 37 single-family attached units across 7 buildings in addition to associated drainage and site improvements, in a Planned Development (PD) District, on approximately 10.6 acres, South side of CR 300 N and 500 West of Hornaday Road.
Parcels: 32-07-25-100-010.000-016
ADVERTISED PUBLIC HEARING
Represented by: Nathan A. White, Benchmark Consulting, Inc.
2. PSDP-05-21-1912 BAILEY PARK DPR
A request for development plan review approval for thirty-eight (38) age-targeted, one-bedroom apartments and associated site improvements, in an Medium Density Multiple-family Residential (M2) District, on approximately 4.92 acres, located on the S. side of Patrick Pl approx. 250' W. of E. Northfield Dr.
Parcels: 32-07-02-465-001.000-016 & 32-07-02-400-018.000-016
ADVERTISED PUBLIC HEARING
Represented by: Keith R. Gilson, Stoeppelwerth & Associates, Inc.
3. PCMA-05-21-1913 554 PIT RD. REZONE TO I1
A request for a zoning map amendment, to amend the zoning on approximately 5.5 acres of real estate, located at 554 Pit Road, from Moderate Intensity General Commercial (C1), to Low Intensity Industrial (I1), for future assembly use.
Parcels: 32-07-12-228-001 .000-016
ADVERTISED PUBLIC HEARING
Represented By: Andy Kult, Comer Law Office, LLC
4. PCMA-05-21-1914 NORTHFIELD DRIVE BUSINESS PARK REZONE TO I1
A request for a zoning map amendment, to amend the zoning on approximately 36.79 acres of real estate, located at the NE corner of W Northfield Dr. and E. Main Street, from General Agriculture (AG), to Low Intensity Industrial (I1), for the purpose of future industrial development.
Parcels: 32-07-03-300-004.000-016
ADVERTISED PUBLIC HEARING
Represented By: Brian J. Tuohy, Tuohy Bailey & Moore LLP
5. PCPP-05-21-1915 FAIRVIEW WEST PRIMARY PLAT
A request for primary plat approval for a one hundred-thirty seven (137) lot curvilinear subdivision, on approximately 95.96 acres, located at 6780 N County Road 625 E.
Parcels: 32-02-33-300-003.000-001 and 32-07-04-200-006.000-001
ADVERTISED PUBLIC HEARING
Represented By: Ed Recktenwall, Olthof Homes
6. PCMA-05-21-1919 WYNNE FARMS LOT COVERAGE PD AMEND
A request for a zoning text amendment, to amend Ordinance 2004-01 Wynne Farms PUD Ordinance Parcel E and Ordinance 2004-01 Wynne Farms PUD Ordinance- Parcel F, located in Birch Run and Northfield at Wynne Farms, for the purpose of increasing the maximum lot coverage permitted.
Parcels: Entirely of Birch Run and Northfield at Wynne Farms
ADVERTISED PUBLIC HEARING
Represented By: Lauren Gillingham, Town of Brownsburg

I. COMMUNICATIONS AND COMMITTEE REPORTS

1. BROWNSBURG ADVISORY PLAN COMMISSION ORDER NO. 2021-01APC

- A) Consideration of an Order of the Town of Brownsburg Advisory Plan Commission Approving A Declaratory Resolution, Amending The North Beltway Allocation Area, And Creating A New Allocation Area, Amending The Area's Restated Economic Development Plan

2. APC RULES OF PROCEDURE UPDATE

3. REPORT FROM DIRECTOR OF DEVELOPMENT SERVICES

J. MISCELLANEOUS BUSINESS

1. COMPREHENSIVE PLAN UPDATE

K. ADMINISTRATIVE FILINGS

1. CPSP-06-21-1920 TOWNHOMES AT WYNNE FARMS FINAL PLAT

L. CASES FILED FOR FUTURE MEETINGS

1. PCCZ-06-21-1921 GARNER CONDITIONAL REZONE TO R3

2. PCCZ-06-21-1922 56TH STREET COMMERCE PARK COND. REZONE TO C2

3. PSDP-06-21-1923 PROJECT PINEAPPLE DPR

4. PCPA-06-21-1924 BROWNSBURG SQUARE 2020 PRIMARY PLAT AMEND.

M. ADJOURNMENT