

# ADVISORY PLAN COMMISSION AGENDA



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

**JULY 26, 2021**

**6:00 PM**

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

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- A. CALL TO ORDER & DETERMINATION OF QUORUM
  - B. MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE
  - C. APPROVAL OF PREVIOUS MEETING(S) MINUTES
    - 1. [JUNE 28, 2021- REGULAR MEETING](#)
  - D. APPROVAL OF FINDINGS OF FACT AND REPORTS OF DETERMINATION
    - 1. [PSDP-05-21-1910 TOWNHOMES AT WYNNE FARMS DPR](#)
    - 2. [PSDP-05-21-1912 BAILEY PARK DPR](#)
    - 3. [PCMA-05-21-1913 554 PIT RD. REZONE TO I1](#)
    - 4. [PCMA-05-21-1914 NORTHFIELD DRIVE BUSINESS PARK REZONE TO I1](#)
    - 5. [PCPP-05-21-1915 FAIRVIEW WEST PRIMARY PLAT](#)
    - 6. [PCMA-05-21-1919 WYNNE FARMS LOT COVERAGE PD AMEND](#)
  - E. 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. **PCCZ-06-21-1921 GARNER CONDITIONAL REZONE TO R3**  
A REQUEST FOR A CONDITIONAL ZONING MAP AMENDMENT TO REZONE THE PROPERTY FROM THE HENDRICKS COUNTY RESIDENTIAL (HC RB) DISTRICT TO THE HIGH DENSITY SINGLE-FAMILY RESIDENTIAL (R3) DISTRICT TO ALLOW FOR FUTURE RESIDENTIAL DEVELOPMENT, ON APPROXIMATELY 38 ACRES, LOCATED AT 7210 N. CR 800 E.  
PARCELS: 32-02-35-300-002.000-001  
ADVERTISED PUBLIC HEARING  
REPRESENTED BY: JON DOBOSIEWICZ, NELSON & FRANKENBERGER, LLC
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2. **PCCZ-06-21-1922 56TH STREET COMMERCE PARK COND. REZONE TO C2**  
A REQUEST FOR A CONDITIONAL ZONING MAP AMENDMENT TO REZONE THE PROPERTY FROM THE HENDRICKS COUNTY AGRICULTURE RESIDENTIAL (HC AGR) DISTRICT TO THE HIGH INTENSITY GENERAL COMMERCIAL (C2) DISTRICT TO ALLOW FOR FUTURE COMMERCIAL DEVELOPMENT, ON APPROXIMATELY 44.189 ACRES, LOCATED ON THE NORTHEAST INTERSECTION OF CR 600 N AND CR 900 E.  
PARCELS: 32-08-06-300-003.000-015  
ADVERTISED PUBLIC HEARING  
REPRESENTED BY: BEN COMER, COMER LAW OFFICE, LLC

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3. **PSDP-06-21-1923 PROJECT PINEAPPLE DPR**  
A REQUEST FOR DEVELOPMENT PLAN REVIEW APPROVAL OF AN APPROXIMATELY 561,600 SQ. FT. INDUSTRIAL WAREHOUSE BUILDING, ASPHALT AND CONCRETE PAVING, AND ASSOCIATED UTILITIES IN AN HIGH INTENSITY INDUSTRIAL (I2) DISTRICT, ON APPROXIMATELY 32.50 ACRES, LOCATED IN THE RONALD REAGAN LOGISTICS PARK@ 1-74.  
PARCELS: 32-08-18-200-001.000-016 AND 32-08-18-100-001.000-016  
ADVERTISED PUBLIC HEARING  
REPRESENTED BY: SHAUN COFER, SCANNELL PROPERTIES, LLC

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4. **PCPA-06-21-1924 BROWNSBURG SQUARE 2020 PRIMARY PLAT AMEND.**  
A REQUEST TO AMEND THE BROWNSBURG SQUARE 2020 PRIMARY PLAT TO SUBDIVIDE THE GAS STATION INTO A SEPARATE PARCEL, LOCATED AT 905 N. GREEN ST.  
PARCELS: 32-07-02-421-001.000-016  
ADVERTISED PUBLIC HEARING  
REPRESENTED BY: KAREN SUTTON, WEIHE ENGINEERS

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I. COMMUNICATIONS AND COMMITTEE REPORTS

1. REPORT FROM DIRECTOR OF DEVELOPMENT SERVICES

J. MISCELLANEOUS BUSINESS

1. [RESOLUTION #2021-01APC- UPDATE TO THE RULES OF PROCEDURE](#)

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K. ADMINISTRATIVE FILINGS

1. NONE

L. CASES FILED FOR FUTURE MEETINGS

1. **PCMA-07-21-1927 I-74 DISTRIBUTION CENTER I & II REZONE TO I2**

2. **PCMA-07-21-1928 TALON REZONE TO M2**

3. **PCMA-07-21-1929 CONNECTION POINTE LOT 2 REZONE TO R3**

4. **PCCZ-07-21-1930 CLERMONT HEIGHTS GOLF COURSE COND. REZONE TO I2**

5. **PCMA-07-21-1931 KINDRED HEALTHCARE REZONE TO IS**

6. **PCCA-07-21-1932 THE HOMESTEAD AT HESSION WOODS COMMIT. AMEND.**

7. **PCPP-07-21-1933 HESSION ENTERPRISES COMMERCIAL PRIMARY PLAT**

8. **PCCZ-07-21-1934 BELLE ARBOR CONDITIONAL PD AMENDMENT**

9. **PCCZ-07-21-1935 4575 N CR 900 E COND. REZONE TO C2**

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M. 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 US AT 317-

852-1128.