

ADVISORY PLAN COMMISSION AGENDA



AUGUST 23, 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 METING(S) MINUTES
 - 1. JULY 19, 2021- SPECIAL MEETING
 - 2. JULY 26, 2021- REGULAR MEETING
- D. APPROVAL OF FINDINGS OF FACT AND REPORTS OF DETERMINATION
 - 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.
- E. HEARING OF REQUESTS FOR CONTINUANCES
 - 1. PCCZ-07-21-1930 CLERMONT HEIGHTS GOLF COURSE COND. REZONE TO I2
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 Industrial (I2) district to allow for future Industrial development, on approximately 79 acres, located at 4705 N CR 1000 E.
Parcels: 32-08-17-100-004.000-015; 32-08-17-100-006.000-015; 32-08-17-100-007.000-015, and 32-08-17-100-008.000-015
ADVERTISED PUBLIC HEARING
Represented By: Joseph D. Calderon, Barnes & Thornburg, LLP
- F. OLD BUSINESS
 - 1. NONE
- G. CONTINUED PUBLIC HEARINGS
 - 1. NONE

H. NEW PUBLIC HEARINGS

1. PCPP-07-21-1933 HESSION ENTERPRISES COMMERCIAL PRIMARY PLAT
A request for primary plat approval for a two (2) lot commercial subdivision, on approximately 12.78 acres, located at the Intersection of 600N and 900E.
Parcels: 32-07-01-400-006.000-016
ADVERTISED PUBLIC HEARING
Represented By: Adam Crunk, Crunk Engineering, LLC
Waiver Request: Art. 7, Sec. 7.33(C)4(a) – Connectivity
2. PCCA-07-21-1932 THE HOMESTEAD AT HESSION WOODS COMMIT. AMEND.
A request to vacate certain development commitments included in Ordinance 2003-26 made as part of Advisory Plan Commission case 2003-14P, as they relate to the use and development of that parcel of real estate, located at the NW corner of CR 600 N and N 900 E.
Parcels: 32-07-01-400-006.000-016
ADVERTISED PUBLIC HEARING
Represented By: Adam Crunk, Crunk Engineering, LLC
3. PCMA-07-21-1931 KINDRED HEALTHCARE REZONE TO IS
A request for a Zoning Map Amendment to rezone the property from the High Intensity General Commercial (C2) district to the Institutional (IS) district to allow for future development, on approximately 12.78 acres, located on the northeast intersection of CR 600 N and CR 900 E.
Parcels: 32-07-01-400-006.000-016
ADVERTISED PUBLIC HEARING
Represented By: Adam Crunk, Crunk Engineering, LLC
4. PCMA-07-21-1934 BELLE ARBOR PD AMEND.
A request for a Zoning Map Amendment to amend the original Belle Arbor Planned Development to add 26.95 acres and no more than 46 additional lots, located at 8775 E County Road 700 N.
Parcels: 32-07-01-200-002.000-001
ADVERTISED PUBLIC HEARING
Represented by: Timothy E. Ochs, Ice Miller LLP
5. PCMA-07-21-1929 CONNECTION POINTE LOT 2 REZONE TO R3
A request for a Zoning Map Amendment to rezone the property from the Institutional (IS) district to the High Density Single-Family Residential (R3) district to allow for future residential development, on approximately 66 acres, located west of and adjacent to N. Green Street and south of CR 800 N.
Parcels: 32-02-34-275-002.000-026
ADVERTISED PUBLIC HEARING
Represented by: Jim Shinaver, Nelson & Frankenberger, LLC

I. COMMUNICATIONS AND COMMITTEE REPORTS

1. REPORT FROM DIRECTOR OF DEVELOPMENT SERVICES

J. MISCELLANEOUS BUSINESS

1. NONE

K. ADMINISTRATIVE FILINGS

1. NONE

L. CASES FILED FOR FUTURE MEETINGS

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| 1. | <u>PCCZ-03-21-1886</u> | WINSTEAD PARK COND. REZONE TO R3 & M2 | AUGUST 30, 2021 |
| 2. | <u>PCMA-07-21-1927</u> | I-74 DISTRIBUTION CENTER I & II REZONE TO I2 | AUGUST 30, 2021 |
| 3. | <u>PCMA-07-21-1928</u> | TALON REZONE TO M2 | AUGUST 30, 2021 |
| 4. | <u>PCCZ-07-21-1935</u> | 4575 N CR 900 E COND. REZONE TO C2 | AUGUST 30, 2021 |
| 5. | <u>PCZT-06-21-1926</u> | COMPREHENSIVE PLAN UPDATE | SEPTEMBER 8, 2021 |
| 6. | <u>PCMA-08-21-1936</u> | S. GREEN STREET DOLLAR GENERAL REZONE TO C2 | SEPTEMBER 27, 2021 |
| 7. | <u>PCMA-08-21-1937</u> | PROMENADE REZONE TO PD | SEPTEMBER 27, 2021 |
| 8. | <u>PSDP-08-21-1938</u> | RONALD REAGAN LOGISTICS PARK LOT 3 DPR | SEPTEMBER 27, 2021 |
| 9. | <u>PSDP-08-21-1939</u> | RONALD REAGAN LOGISTICS PARK LOT 4 DPR | SEPTEMBER 27, 2021 |
| 10. | <u>PCPP-08-21-1940</u> | BROWNSBURG SENIOR LIVING PRIMARY PLAT | SEPTEMBER 27, 2021 |
| 11. | <u>PCCZ-08-21-1941</u> | TRAILSIDE TOWNHOMES CONDITIONAL REZONE TO PD | SEPTEMBER 27, 2021 |
| 12. | <u>PSDP-08-21-1942</u> | PEP BOYS DPR | SEPTEMBER 27, 2021 |

M. ADJOURNMENT