

ADVISORY PLAN COMMISSION REVISED AGENDA



SEPTEMBER 27, 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. AUGUST 23, 2021- REGULAR MEETING
 - 2. SEPTEMBER 8, 2021- SPECIAL MEETING
- D. APPROVAL OF FINDINGS OF FACT AND REPORTS OF DETERMINATION
 - 1. PCCZ-03-21-1886 WINSTEAD PARK COND. REZONE TO R3 & M2
 - 2. PCZT-06-21-1926 COMPREHENSIVE PLAN UPDATE
 - 3. PCMA-07-21-1927 I-74 DISTRIBUTION CENTER I & II REZONE TO I2
 - 4. PCMA-07-21-1929 CONNECTION POINTE LOT 2 REZONE TO R3
 - 5. PCCZ-07-21-1930 CLERMONT HEIGHTS GOLF COURSE COND. REZONE TO I2
 - 6. PCMA-07-21-1931 KINDRED HEALTHCARE REZONE TO IS
 - 7. PCCA-07-21-1932 THE HOMESTEAD AT HESSION WOODS COMMIT. AMEND.
 - 8. PCPP-07-21-1933 HESSION ENTERPRISES COMMERCIAL PRIMARY PLAT
 - 9. PCMA-07-21-1934 BELLE ARBOR PD AMEND.
- E. HEARING OF REQUESTS FOR CONTINUANCES
 - 1. PSDP-08-21-1938 RONALD REAGAN LOGISTICS PARK LOT 3 DPR

A request for development plan review approval of an approximately 168,400 sq. ft. industrial warehouse building, asphalt and concrete paving, and associated utilities in an High Intensity Industrial (I2) District, on approximately 11.93 acres, located in the Ronald Reagan Logistics Park@ 1-74.
Parcels: 32-08-18-200-001.000-016, 32-08-18-100-001.000-016

ADVERTISED PUBLIC HEARING
Represented by: Shaun Cofer, Scannell Properties, LLC

2. PSDP-08-21-1939 RONALD REAGAN LOGISTICS PARK LOT 4 DPR

A request for development plan review approval of an approximately 169,000 sq. ft. industrial warehouse building, asphalt and concrete paving, and associated utilities in an High Intensity Industrial (I2) District, on approximately 16.57 acres, located in the Ronald Reagan Logistics Park@ 1-74.

Parcels: 32-08-18-200-001.000-016, 32-08-18-100-001.000-016

ADVERTISED PUBLIC HEARING

Represented by: Shaun Cofer, Scannell Properties, LLC

3. PSDP-08-21-1942 PEP BOYS DPR

A request for development plan review approval of an approximately 7,100 sq. ft. commercial building, asphalt and concrete paving, and associated utilities in the West Wynne Farms Planned Development (PD) District, on approximately 2.12 acres, located at 2679 N. SR 267.

Parcels: 32-07-26-152-001.000-016

ADVERTISED PUBLIC HEARING

Represented by: Greg Dempsey, Innovative Engineering

F. OLD BUSINESS

1. PCMA-07-21-1928 TALON REZONE TO M2

A request for a zoning map amendment, to amend the zoning on approximately 12.99 acres of real estate, located at 8525 and 8915 E County Road 400 N, from Agricultural (AG) to Medium Density Multiple-Family Residential (M2), for the purpose of creating a multi-family subdivision.

Parcels: 32-07-24-200-005.000-016 and 32-07-24-200-013.000-016

ADVERTISED PUBLIC HEARING

Represented By: Derek Hays, Olthof Homes LLC

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

A request for a Conditional Zoning Map Amendment to rezone the property from the Hendricks County Agricultural Residential (AGR) district to the High Intensity Commercial (C2) district to allow for future commercial development, on approximately 3.13 acres, located at 4575 N County Rd 900 E.

Parcels: 32-08-18-165-001.000-015

ADVERTISED PUBLIC HEARING

Represented by: Brian E. Moench, Moench Engineering P.C.

G. CONTINUED PUBLIC HEARINGS

1. NONE

H. NEW PUBLIC HEARINGS

1. PCMA-08-21-1936 S. GREEN STREET DOLLAR GENERAL REZONE TO C2

A request for a Zoning Map Amendment to rezone the property from Low Intensity Industrial (I1) to High Intensity General Commercial (C2) for future retail development, on approximately 1.19 acres, located 500' south of S Green St and Airport, on the west side of the street.

Parcels: 32-07-22-230-007.000-016

ADVERTISED PUBLIC HEARING

Represented By: Michael Thompson, P.E., Hamilton Designs, LLC

2. PCMA-08-21-1937 PROMENADE REZONE TO PD

A request for a Zoning Map Amendment to rezone the property from the General Agriculture (AG) district to a Planned Development (PD) district to allow for future residential development, on approximately 54.938, located 0.5 miles south of E Northfield and Brunas Blvd, on the west side of the street.

Parcels: 32-07-24-300-006.000-016; 32-07-24-300-007.000-016;
32-07-24-300-004.000-016; 32-07-24-300-003.000-016

ADVERTISED PUBLIC HEARING

Represented By: Timothy E. Ochs, Ice Miller LLP

3. PCPP-08-21-1940 BROWNSBURG SENIOR LIVING PRIMARY PLAT

A request for primary plat approval for a one (1) lot minor subdivision, on approximately 12.15 acres, located at SW corner of Green St. & Northfield Dr.

Parcels: 32-07-27-200-014.000-06

ADVERTISED PUBLIC HEARING

Represented By: Greg Dempsey, Innovative Engineering

4. PCCZ-08-21-1941 TRAILSIDE TOWNHOMES 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 a Planned Development (PD) district to allow for future residential development, on approximately 22.818 acres, located at 3575 SR 267.

Parcels: 32-07-23-300-012.000-015, 32-07-23-300-001.000-015, 32-07-23-300-003.000-015

ADVERTISED PUBLIC HEARING

Represented by: Jonathan Isaacs, MI Homes of Indiana, L.P.

5. PCMA-08-21-1945 AUBURN RIDGE REZONE TO R3

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 (R3), 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

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

1. PCMA-09-21-1947 THE ARBUCKLE PHASE II REZONE TO UC

2. PSDP-09-21-1948 KINDRED HEALTHCARE DPR

3. PCMA-08-21-1949 LACY FARMS WEST REZONE TO C2 AND I2

M. ADJOURNMENT