

ADVISORY PLAN COMMISSION AGENDA



APRIL 26, 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. MARCH 22, 2021- REGULAR MEETING
 - 2. APRIL 1, 2021- SPECIAL MEETING
- D. APPROVAL OF FINDINGS OF FACT AND REPORTS OF DETERMINATION
 - 1. PSDP-02-21-1875 DIXON PROPERTIES DPR
 - 2. PSDP-02-21-1879 WEST MIDDLE SCHOOL ADDITION & RENOVATIONS DPR
 - 3. PCCZ-02-21-1880 FAIRVIEW WEST CONDITIONAL REZONE TO PD
 - 4. PSDP-02-21-1881 ALDI DPR
 - 5. PCMA-03-21-1885 LACY FARMS REZONE TO HC AND I2
- E. HEARING OF REQUESTS FOR CONTINUANCES
 - 1. NONE
- F. OLD BUSINESS
 - 1. NONE
- G. CONTINUED PUBLIC HEARINGS
 - 1. PCPP-02-21-1877 BAILEY PARK II PRIMARY PLAT
A request for primary plat approval for a two (2) lot minor subdivision, on approximately 4.92 acres, located on the South side of Patrick Place approximately 250' West of East Northfield Drive.
Parcels: 32-07-02-465-001.000-016 & 32-07-02-400-018.000-016
ADVERTISED PUBLIC HEARING
Represented By: Gordan D. Kritz, Stoepfelwerth & Associates, Inc.
- H. NEW PUBLIC HEARINGS
 - 1. PSDP-03-21-1887 BANYAN CONSTRUCTION HEADQUARTERS DPR
A request for development plan review approval of an approximately 6,000 sq. ft. office building with associated parking and site improvements in an Employment Center (EC) District, on approximately 0.58

acres, located at Lot 32 Brownsburg Business Park Sec 4.

Parcels: 32-07-02-454-004.000-016

ADVERTISED PUBLIC HEARING

Represented by: by Nathan A. White – Benchmark Consulting, Inc.

2. PCMA-03-21-1888 4730 N COUNTY ROAD 900 E PD AMEND.

A request for a zoning map amendment to amend Ordinance #2007-20 *Pace Motorsports Park PUD Master Plan*, on approximately 0.99 acres, located at 4730 N County Road 900 E, for the purpose of amending to allow the home on the subject parcel to be rebuilt to Residential Estate (RE) District standards in the event of casualty.

Parcels: 32-07-13-200-041.000-016

ADVERTISED PUBLIC HEARING

Represented By: Stan Comer – Carpenter Realtors

3. PSDP-03-21-1889 SPENCER PROFESSIONAL BUILDING DRP

A request for development plan review approval for an approximately 7,000 sq. ft. office building and associated parking, in an Urban Commercial (UC) District, on approximately 0.35 acres, located at 103 E. Main Street.

Parcels: 32-07-11-315-025.000-016

ADVERTISED PUBLIC HEARING

Represented by: Brian Moench – Moench Engineering, PC

4. PCCA-03-21-1891 1395 N GREEN ST. COMMITMENT AMEND

A request to vacate certain commitments included in Inst. No. 201402062 as they relate to the use and development of that parcel of real estate, located at 1395 N. Green Street

Parcels: 32-07-02-210-002.000-026

ADVERTISED PUBLIC HEARING

Represented By: Jodi Dickey, Town of Brownsburg

I. COMMUNICATIONS AND COMMITTEE REPORTS

1. APC RULES OF PROCEDURE UPDATE

2. REPORT FROM DIRECTOR OF DEVELOPMENT SERVICES

J. MISCELLANEOUS BUSINESS

1. COMPREHENSIVE PLAN HOMEWORK CHECK

K. ADMINISTRATIVE FILINGS

1. CPSP-04-21-1901 RONALD REAGAN LOGISTICS PARK AT I-74 FINAL PLAT

2. CPSP-04-21-1904 PHILLIPS MANOR FINAL PLAT

3. CPSP-04-21-1905 VIRGIL PARK FINAL PLAT

4. CPSP-04-21-1907 PARKSIDE AT GREYSTONE, SEC. 1A AND 1B

L. CASES FILED FOR FUTURE MEETINGS

1. PCMA-04-21-1898 AUBURN RIDGE REZONE TO PD

2. PSDP-04-21-1899 PROJECT FOUNDATION DPR

3. PCPP-04-21-1900 RONALD REAGAN LOGISTICS PARK AT I-74 PRIMARY PLAT

4. PCMA-04-21-1902 BULLDOG BUSINESS PARK REZONE TO PD
5. PCMA-04-21-1903 ROSEMONT AT WYNNE FARMS PD AMENDMENT
6. PCPP-04-21-1906 PARKSIDE AT GREYSTONE

M. ADJOURNMENT