

# ADVISORY PLAN COMMISSION AGENDA



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

**MAY 24, 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. [APRIL 26, 2021- REGULAR MEETING](#)
  - D. APPROVAL OF FINDINGS OF FACT AND REPORTS OF DETERMINATION
    - 1. [PCPP-02-21-1877 BAILEY PARK II PRIMARY PLAT](#)
    - 2. [PSDP-03-21-1887 BANYAN CONSTRUCTION HEADQUARTERS DPR](#)
    - 3. [PCMA-03-21-1888 4730 N COUNTY ROAD 900 E PD AMEND.](#)
    - 4. [PSDP-03-21-1889 SPENCER PROFESSIONAL BUILDING DRP](#)
    - 5. [PCCA-03-21-1891 1395 N GREEN ST. COMMITMENT AMEND](#)
  - E. REQUESTS FOR CONTINUANCES
    - 1. **PCMA-04-21-1898 AUBURN RIDGE REZONE TO PD**  
**A REQUEST FOR A CONDITIONAL 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-04-21-1899 PROJECT FOUNDATION DPR**  
**A REQUEST FOR DEVELOPMENT PLAN REVIEW APPROVAL FOR AN APPROXIMATELY 512,720 SQ. FT. INDUSTRIAL WAREHOUSE BUILDING AND ASSOCIATED PARKING, IN AN HIGHWAY COMMERCIAL/LOW INTENSITY INDUSTRIAL (HC/I1) DISTRICT, ON APPROXIMATELY 53.20 ACRES, LOCATED EAST OF THE INTERSECTION OF RONALD REAGAN PARKWAY AND CONNECTOR ROAD, WEST OF CR 1000.**  
**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**
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2. **PCPP-04-21-1900 RONALD REAGAN LOGISTICS PARK AT I-74 PRIMARY PLAT**  
A REQUEST FOR PRIMARY PLAT APPROVAL FOR A FOUR (4) LOT MAJOR SUBDIVISION, ON APPROXIMATELY 124.31 ACRES, LOCATED EAST OF THE INTERSECTION OF RONALD REAGAN PARKWAY AND CONNECTOR ROAD, WEST OF CR 1000.  
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

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3. **PCMA-04-21-1902 CREEKSIDE COMMONS COMMERCIAL PD AMENDMENT**  
A REQUEST FOR A CONDITIONAL ZONING MAP AMENDMENT, TO AMEND ORDINANCE NO. 98-20 ON APPROXIMATELY 12.86 ACRES OF REAL ESTATE, LOCATED AT CREEKSIDE COMMONS SOUTH OF US 136 AND WEST OF CR 900 E, FOR THE PURPOSE OF ADDING LIGHT INDUSTRIAL AS A PERMITTED USE.  
PARCELS: 32-07-13-400-002.000-016  
ADVERTISED PUBLIC HEARING  
REPRESENTED BY: RUSSELL L. BROWN, CLARK, QUINN, MOSES, SCOTT & GRAHN, LLP

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4. **PCMA-04-21-1903 ROSEMONT AT WYNNE FARMS PD TEXT AMENDMENT**  
A REQUEST FOR A ZONING TEXT AMENDMENT, TO AMEND SECTION 1.05(A)1 – MAXIMUM LOT COVERAGE OF THE WYNNE FARMS PLANNED DEVELOPMENT DISTRICT, LOCATED WEST OF N 800 E AND NORTH OF NORTHFIELD DRIVE, FOR THE PURPOSE OF INCREASING THE MAXIMUM LOT COVERAGE PERMITTED.  
PARCELS: ENTIRETY OF ROSEMONT AT WYNNE FARMS  
ADVERTISED PUBLIC HEARING  
REPRESENTED BY: BENJAMIN SHEPPARD, HOMEOWNER

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5. **PCPP-04-21-1906 PARKSIDE AT GREYSTONE**  
A REQUEST FOR PRIMARY PLAT APPROVAL FOR A FORTY-NINE (49) LOT CURVILINEAR SUBDIVISION, ON APPROXIMATELY 30.41 ACRES, LOCATED AT 6780 N COUNTY ROAD 625 E.  
PARCELS: PT OF 32-07-03-100-001.000-001  
ADVERTISED PUBLIC HEARING  
REPRESENTED BY: JOSEPH MARX, PULTE HOMES OF INDIANA, LLC

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I. COMMUNICATIONS AND COMMITTEE REPORTS

1. APC RULES OF PROCEDURE UPDATE
2. REPORT FROM DIRECTOR OF DEVELOPMENT SERVICES

J. MISCELLANEOUS BUSINESS

1. **COMPREHENSIVE PLAN UPDATE**

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K. ADMINISTRATIVE FILINGS

1. **ASDP-04-21-1908 CONTRACT LUMBER DPR AMENDMENT**
2. **ASDP-04-21-1909 WYNNE FARMS SELF STORAGE, PHASE 2**
3. **CPSP-05-21-1911 BAILEY PARK II FINAL PLAT**
4. **CPSP-05-21-1916 FAIRVIEW WEST, SEC. 1**

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L. CASES FILED FOR FUTURE MEETINGS

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**

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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.