TOWN OF Brownsburg

ADVISORY PLAN COMMISSION AGENDA

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

June 24, 2024

6:00 PM

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

A. **CALL TO ORDER BY PRESIDING OFFICER**

B. **MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE**

C. **APPROVAL OF PREVIOUS MEETING(S) MINUTES**

1. **May 29 Regular Meeting Minutes**

Documents:

C.1 APC_MINUTES_05-29-24.PDF

D. **APPROVAL OF FINDINGS OF FACT AND REPORTS OF DETERMINATION**

1. **Findings Of Fact And Reports Of Determination**

Documents:

D.1 FOF PSDP-23-19.PDF
D.2 FOF PSDP-24-2.PDF
D.3 FOF PSDP-24-3.PDF
D.4 FOF PCMA-24-1.PDF
D.5 FOF PCMA-24-4.PDF
D.6 FOF PCPP-24-2.PDF

E. **HEARING OF REQUESTS FOR CONTINUANCES**

F. **DEVELOPMENT PLAN APPROVAL REQUESTS**

G. **OLD BUSINESS**

H. **CONTINUED PUBLIC HEARINGS**

I. **NEW PUBLIC HEARINGS**

1. **PCZT-24-1 Trailside Townhomes PD Text Amendment**

A request to amend the Trailside Townhomes Planned Development District Ordinance to allow the reuse of an existing structure for commercial purposes.

Parcel(s): 32-07-23-300-020.000-016 and generally the parcels comprising Trailside of Brownsburg Subdivision

Represented by: Steve Brehob, Banning Engineering

ADVERTISED PUBLIC HEARING

Documents:

1.A SYNOPSIS_PCZT-24-1_TRAILSIDE_TOWNHOMES.PDF
1.B TRAILSIDE_PD_AMENDMENT_2_RESUBMISSION.PDF
1.C TRAILSIDE_PD_TEXT_AMENDMENT_ORIGINAL PD TEXT.PDF
1.D TRAILSIDE_PD_AMENDENT_2_ADDED SECTIONS FOR PD.PDF

2. **PCZT-24-2 Fairview West PD Text Amendment**

A request to amend the Fairview West Planned Development District Ordinance to revise the amenities proposed for the neighborhood.

Parcel(s): 32-02-33-380-086.000-026 and generally the parcels comprising Fairview West Subdivision

Represented by: Joe Lenehan, Olthof Homes

ADVERTISED PUBLIC HEARING

Documents:

2.A SYNOPSIS_PCZT-24-2 FAIRVIEW WEST PD TEXT AMENDMENT.PDF
2.B FAIRVIEW_WEST_-_PD_CHANGES_LETTER OF INTENT.PDF
2.C ORIGINAL PD TEXT SUBSET_-FAIRVIEW_WEST_PD.PDF
2.D 1ST_AMENDMENT_TO_FAIRVIEW WEST PD.PDF

3. **PCCZ-24-1 CRG - CR 900 Development Conditional Zone Map Amendment**

A request for M3 zoning upon annexation to for future development of an apartment complex of up to 302 units. The zoning would be conditioned upon an approved annexation into the Town's jurisdiction.

Parcel(s): 32-08-06-300-001.000-015; 32-08-06-300-002.000-015

Represented by: Ben Comer, Comer Law

ADVERTISED PUBLIC HEARING

Documents:

3.A SYNOPSIS_PCCZ-24-1_CRG CR 900 DEVELOPMENT.PDF
3.B PROJECT_DESCRIPTION_WITH_CRITERION_REVISION_2_5-17-2024_FRI_MAY_17_2024_16-37-00.PDF
3.C BROWNSBURG_56TH_BASE_COLORED_REVISED_THU_MAY_23_2024_14-29-46.PDF
3.D CRG_RESIDENTIAL_AMENITIES_MON_MAY_6_2024_15-25-20.PDF
3.E EXAMPLE_ELEVATIONS_FROM_SIMILAR_AREA_PROJECTS_MON_MAY_6_2024_15-25-56.PDF

4. **PCCZ-24-2 Maloney Farms Conditional Zone Map Amendment**

A request for I2 zoning upon annexation to for future development (no specific project

proposed at this time). The zoning would be conditioned upon an approved annexation into the Town's jurisdiction.

Parcel(s): 32-02-25-300-001.000-001; 32-02-26-200-006.000-001; 32-02-26-400-002.000-001; 32-02-35-200-004.000-001; 32-02-36-100-001.000-001; 32-02-36-100-003.000-001; 32-02-36-100-004.000-001

Represented by: Andrew Buroker, Faegre Drinker Biddle & Reath LLP

ADVERTISED PUBLIC HEARING

Documents:

4.A SYNOPSIS_PCCZ-24-2 MALONEY FARMS CONDITIONAL REZONE.PDF
4.B REAGAN_I-74_LOGISTICS_CENTER_LETTER_OF_INTENT.PDF
4.C LAND_DESCRIPTION_MON_MAY_6_2024_15-38-00.PDF

J. COMMUNICATIONS AND COMMITTEE REPORTS

1. Report From Director Of Development Services

1. UDO Updates and Potential Open House Timing
2. 21 Seumin Street Rezone – Withdrawn
3. PCPP-23-3 LIberty Junction – Moving Forward

K. MISCELLANEOUS BUSINESS

L. ADMINISTRATIVE FILINGS

1. Administrative Filings

1. APLA-24-1 Administrative Plat – Indy decorative concrete
2. APLA-24-2 Administrative Plat – Lions trucking

M. CASES FILED FOR FUTURE MEETINGS

1. Cases Filed For Future Meetings

1. PCPP-24-3 JCM Race Shop Primary Plat

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 THE DEPARTMENT OF DEVELOPMENT SERVICES AT 317.852.1128.