ADVISORY PLAN COMMISSION AGENDA

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

AUGUST 26, 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. **July 22, 2024 - REGULAR MEETING**

Documents:

C.1 APC_MINUTES_07-22-24.PDF

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

1. **PCPP-24-3 CHAMPIONS PARK (JCM RACING) PRIMARY PLAT**

Documents:

D.1 FOF PCPP-24-3.PDF

E. **HEARING OF REQUESTS FOR CONTINUANCES**

1. **NONE**

F. **DEVELOPMENT PLAN APPROVAL REQUESTS**

1. **PSDP-24-4 BCSC TENNIS COURTS – PHASE II DEVELOPMENT PLAN**

A request to approve a development plan for phase II of the school tennis courts. This will add more tennis courts, a small building, and a parking area to a 5.4 +/- acre site. Located at the southwest corner of Odell Street and Airport Road.

Parcel(s): 32-07-23-200-006.000-016 and 07-23-200-007.000-016

Represented by: Nick Balentine, Veridas Group

Documents:

F.1.A STAFF REPORT_PSDP-24-4.PDF
F.1.B TECH REVIEW_PSDP-24-4.PDF

F.1.C PSDP-24-4_TECHNICAL REVIEW COMITTEE TECH COMMENT RESPONSE.PDF
F.1.D PSDP-24-4 BROWNSBURG HIGH SCHOOL TENNIS COMPLEX PHASE 2 CIVIL PLANS.PDF
F.1.E PSDP-24-4 BROWNSBURG HIGH SCHOOL TENNIS COMPLEX PHASE 2 LANDSCAPE PLANS.PDF
F.1.F PSDP-24-4 BROWNSBURG HIGH SCHOOL TENNIS COMPLEX PHASE 2 BUILDING ELEVATIONS.PDF
F.1.G PSDP-24-4 BROWNSBURG HIGH SCHOOL TENNIS COMPLEX PHASE 2 LIGHTING PLANS.PDF
F.1.H TENNIS COMPLEX EXTERIOR PEDESTRIAN ROUTE.PDF

2. **PSDP-24-5 CHAMPIONS PARK – JCM RACING DEVELOPMENT PLAN**

A request to approve a development plan for an approximately 37,000 square feet building and associated site and parking features. Located at the southwest corner of CR 1000 and Hwy 136.

Parcel(s): 32-08-18-400-001.000-016

Represented by: Dillon Reynolds, SpaceCo Inc.

Documents:

F.2.A STAFF REPORT_PSDP-24-5.PDF
F.2.B TECH REVIEW_PSDP-24-5.PDF
F.2.C TAC COMMENT RESPONSE LETTER.PDF
F.2.E LANDSCAPE PLAN.PDF
F.2.F LIGHTING PLAN.PDF
F.2.G ARCHITECTURAL DETAILS.PDF
F.2.H JCM RACE SHOP - FIRE TRUCK ROUTING EXHIBIT.PDF

3. **PSDP-24-6 WAWA – RESERVE AT RONALD REAGAN DEVELOPMENT PLAN**

A request to approve a development plan for approximately 6,400 square foot gas station/convenience store on 2.49 acres. Located at the southwest corner of CR 300 and Ronald Reagan Parkway.

Parcel(s): 32-08-30-200-002.000-016 (primary area, to be replatted into Lot 1 of Reserve at Ronald Reagan, in progress)

Represented by: Mike Timko, Kimley-Horn

Documents:

F.3.A STAFF REPORT_PSDP-24-6.PDF
F.3.B TECH REVIEW_PSDP-24-6.PDF
F.3.C TECH REVIEW_PSDP COMMENT RESPONSE.PDF
F.3.D RONALD REAGAN WAWA CIVIL AND LANDSCAPE PLANS-REDUCED.PDF
F.3.E LANDSCAPE_RONALD REAGAN WAWA.PDF
F.3.F LIGHTING_RONALD REAGAN WAWA.PDF
F.3.G ARCHITECTURAL DETAILS.PDF
F.3.H WAWA TRAFFIC MEMO.PDF

G. OLD BUSINESS

1. NONE

H. CONTINUED PUBLIC HEARINGS

1. PCPP-23-3 LIBERTY JUNCTION PRIMARY PLAT

A request to subdivide approximately 10.2 acres into 5 blocks to develop up to 65 townhome units. This property is at the southwest corner of CR 900 and the B&O Trail.

Parcel(s): 32-07-23-300-020.000-016

Represented by: Gordon Kritz, Stoeppelwerth

ADVERTISED PUBLIC HEARING

Documents:

H.1.A SYNOPSIS_PCPP-23-3_LIBERTY JUNCTION PRIMARY PLAT_AUG2024.PDF
H.1.B TECH REVIEW_PCPP-23-3.PDF
H.1.C RESPONSE TAC 6-14-24.PDF
H.1.D LIBERTY JUNCTION PRIMARY PLAT 8-14-24.PDF

I. NEW PUBLIC HEARINGS

1. PCCA-24-1 AUBURN RIDGE COMMITMENT AMENDMENT

A request to amend/clarify the commitments for certain lots in Auburn Ridge to be a ranch with an upper level bonus room option on the back facade, applicable to lots 47-57 of the Primary Plat. Lots are located within the Auburn Ridge Development, north of the extension of Tilden Road and West of Carmine Street.

Parcel(s): 32-07-16-201-042.000-016, 32-07-16-201-041.000-016, 32-07-16-201-043.000-016, 32-07-16-201-047.000-016, 32-07-16-201-045.000-016, 32-07-16-201-044.000-016, 32-07-16-201-046.000-016, and a portion of 32-07-16-100-007.000-016

Represented by: Jonathan Isaacs, M/I Homes

ADVERTISED PUBLIC HEARING

Documents:

I.1.A STAFF REPORT_PCCA-24-1.PDF
I.1.B ORIGINAL_MI HOMES-EXISTING AUBURN RIDGE COMMITMENTS.PDF
I.1.C PROPOSED COMMITMENT AMENDED - M_I HOMES AUBURN RIDGE.PDF
I.1.D M-I BROWNSBURG-CHESWICKE II PLAN SET.PDF
I.1.E M-I BROWNSBURG-KENTMORE.PDF

J. COMMUNICATIONS AND COMMITTEE REPORTS

1. UDO DISCUSSION

Documents:

UDO UPDATE MEMO.PDF
ONLINE FEEDBACK.PDF

K. MISCELLANEOUS BUSINESS

1. **NONE**

L. ADMINISTRATIVE FILINGS

1. **NONE**

M. CASES FILED FOR FUTURE MEETINGS

1. **PCMA-24-6 10310 E US Hwy 136 Rezone**
2. **PSDP-24-7 Library DPR Minor Amendment**

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.