TOWN OF Brownsburg

ADVISORY PLAN COMMISSION AGENDA

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

APRIL 28, 2025

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. **March 19, 2025 Regular Meeting Minutes**

   Documents:

   C. APC_MINUTES_03-19-25.PDF

D. APPROVAL OF FINDINGS OF FACT AND REPORTS OF DETERMINATION

E. HEARING OF REQUESTS FOR CONTINUANCES

F. DEVELOPMENT PLAN APPROVAL REQUESTS

1. **PSDP-25-1 Liberty Junction Townhomes Development Plan Review**

   A request to approve a development plan for 65 townhomes on 10.3 acres platted under the previous Unified Development Ordinance. This property is at the southwest corner of the B&O Trail and 900 E.

   Parcel(s): 32-07-25-200-010.000-016

   Represented by: Caitlyn Dopher, Drees Homes

   Documents:

   F.1.A STAFF REPORT_PSDP-25-1_LIBERTY JUNCTION TOWNHOMES.PDF
   F.1.B TECH REVIEW_CPSP-25-1.PDF
   F.1.C RESPONSE LETTER TOWN OF BROWNSBURG - LIBERTY JUNCTION 2-13-25.PDF
   F.1.D LIBERTY JUNCTION_CONSTRUCTIONPLANS_SIGNED.PDF
   F.1.E LIBERTY JUNCTION LANDSCAPE REVIEW 010725.PDF
   F.1.F LIBERTY JUNCTION LIGHTS AND TRAFFIC CONTROL.PDF
   F.1.G LIBERTY JUNCTION TH COLOR ELEVATIONS RENDERINGS 030425.PDF

2. **PSDP-25-2 Ronald Reagan Logistics Park Lot 3 Development Plan Amendment**

   A request to approve a Development Plan Amendment to add two exit-only driveways from the parking area to the internal drives for Lot 3 of the Ronald Reagan Logistics Park (4430 N CR 1000 E).

   Parcel(s): 32-08-18-212-001.000-016

   Represented by: Megan Irving, American Structurepointe

Documents:

F.2.A STAFF REPORT_PSDP-25-2_DPR AMENDMENT.PDF
F.2.B RRLP LOT 3 AMENDED PLANS.2025-03-22.PDF

G. OLD BUSINESS

H. CONTINUED PUBLIC HEARINGS

I. NEW PUBLIC HEARINGS

1. **PCCZ-24-3 Hawks Landing Entrance Conditional Rezone**
   A request to conditionally zone 5.6 acres of land to the R-3 Residential District upon annexation.
   This property is contiguous to the existing R-3 zoned area previously reviewed as Hawks Landing.

   Parcel(s): 32-02-34-100-012.000-001 and 32-02-34-100-013.000-001

   Represented by: Edward Freeman, David Weekley Homes

   ADVERTISED PUBLIC HEARING

   Documents:

   F.1.A STAFF REPORT_PCCZ-24-3.PDF
   F.1.B TECH REVIEW_PCCZ-24-3.PDF
   F.1.C ANNEXATION - DOCUMENT.PDF

J. COMMUNICATIONS AND COMMITTEE REPORTS

1. **Director – Recommendation To Do Mid-Year Update To UDO To Fix Typos And Make Corrections To Use Table**

K. MISCELLANEOUS BUSINESS

L. ADMINISTRATIVE FILINGS

1. **NONE**

M. CASES FILED FOR FUTURE MEETINGS

1. **PCMA-25-1 Auburn Ridge Rezone To R2**

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 Development Services Department at (317) 852-1128.