TOWN OF Brownsburg

ADVISORY PLAN COMMISSION AGENDA

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

JULY 28, 2025

6:00 PM

TOWN COUNCIL MEETING ROOM 61 N. GREEN ST., 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. JUNE 23, 2025 - REGULAR MEETING

Documents:

APC_MINUTES_06-23-25.PDF

D. APPROVAL OF FINDINGS OF FACT AND REPORTS OF DETERMINATION

1. NONE

E. HEARING OF REQUESTS FOR CONTINUANCES

1. PCMA-25-2 CLERMONT HEIGHTS COMMERCE CENTER REZONE

Continuance request by Staff (notice clarification and additional information required for staff to complete review).

F. DEVELOPMENT PLAN APPROVAL REQUESTS

1. PSDP-25-4 CORNERSTONE FLOORING NEW STRUCTURE DEVELOPMENT PLAN REVIEW

A request to approve a Development Plan Review for a new storage and warehouse building for Cornerstone Flooring within the Pace Motorsports Park Planned Unit Development (PUD). This property is located at 8877 Motorsports Way.

Parcel(s): 32-07-13-241-003.000-016

Represented by: Nathan White, Benchmark Engineering

Documents:

F.1.A STAFF REPORT_PSDP-25-4.PDF
F.1.B REVISED ENTRANCE DRAWINGS (5.6.25).PDF
F.1.C LANDSCAPEPLAN_WED_JUL_9_2025_13-52-21.PDF
F.1.D JAL-M08-CPS SERIES SPEC SHEET.PDF
F.1.E CORNERSTONE_FLOORING_BUILDING_2.5_WED_JUL_9_2025_13-51-55.PDF
F.1.F CORNERSTONE FLOORING LOT 5 PACE MOTOR SPORTS PARK.PDF
F.1.G CORNERSTONE FLOORING - LOT 5 PACE MOTOR SPORTS PARK.PDF

F.1.H C103.PDF
F.1.I CORNERSTONE FLOORING_DOCUMENTS_INVOICES_XEROX SCAN.PDF
F.1.J ARCHITECTURAL DETAILS (1).PDF
F.1.K 2025-05-13_PHOTOMETRIC PLAN.PDF
F.1.L DPR_TECH_RESPONSE.1_TUE_JUN_24_2025.PDF

2. **PSDP-25-5 CREW CARWASH DEVELOPMENT PLAN REVIEW**

A request to approve a Development Plan Review for a new Crew Carwash building with associated drives, landscaping, and utilities. This property is located at 9142 E 56th Street.

Parcel(s): 32-08-06-311-005.000-016

Represented by: Nathan Barr, Kimley-Horn

Documents:

F.2.A STAFF REPORT_PSDP-25-5.PDF
F.2.B TECH REVIEW_PSDP-25-5.PDF
F.2.C SWPPP_TECH_COMMENT_RESPONSE_LETTER_WED_JUL_2_2025_12-30-49.PDF
F.2.D LAYOUT.PDF
F.2.E LANDSCAPE PLAN (2).PDF
F.2.F CREW BROWNSBURG - OWNER CONSENT.PDF
F.2.G CREW CARWASH BROWNSBURG_OM_MANUAL.PDF
F.2.H CREW BROWNSBURG-20250702.PDF
F.2.I CREW BROWNSBURG DRAINAGE REPORT.PDF
F.2.J CREW ELEVATIONS AND ARCH DETAILS.PDF

G. OLD BUSINESS

1. **NONE**

H. CONTINUED PUBLIC HEARINGS

1. **NONE**

I. NEW PUBLIC HEARINGS

1. **NONE**

J. COMMUNICATIONS AND COMMITTEE REPORTS

1. **NONE**

K. MISCELLANEOUS BUSINESS

1. **NONE**

L. ADMINISTRATIVE FILINGS

1. **NONE**

M. CASES FILED FOR FUTURE MEETINGS

1. **PCMA-25-3 327 S Jefferson St Rezone To R2**
2. **PSDP-25-6 Project Tahoe Development Plan Review**

N. ADJOURNMENT

Advisory Plan Commission

○ Brett Scowden, President Term: 2023-2026	○ Kent Fillinger Term: 2022-2025	○ Shawn Pabst Term: 2022-2025

Appointed by: Town Council President ○ Steve Fletcher Term: 2022-2025 Appointed by: Town Council	Appointed by: Town Council President ○ Richard Miller Term: 2023-2026 Appointed by: Town Council President	Appointed by: Town Council ○ Scott Doehrman Term: 2025-2028 Appointed by: Town Council ○ Jeff Humphreys Term: 2024-2027 Appointed by: Town Council President

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.