TOWN OF Brownsburg

ADVISORY PLAN COMMISSION AGENDA

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

AUGUST 25, 2025

6:00 P.M.

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. JULY 28, 2025 - REGULAR MEETING

Documents:

C.1.A APC_MINUTES_07-28-25.PDF

D. APPROVAL OF FINDINGS OF FACT AND REPORTS OF DETERMINATION

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

Documents:

D.1.A FOF_PSDP-25-4.PDF

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

Documents:

D.1.B FOF_PSDP-25-5.PDF

E. HEARING OF REQUESTS FOR CONTINUANCES

1. NONE

F. DEVELOPMENT PLAN APPROVAL REQUESTS

1. PSDP-25-6 PROJECT TAHOE DEVELOPMENT PLAN REVIEW

A request to approve a Development Plan Review for construction of a 1.57 million square foot industrial building with associated parking lots, loading docks, truck courts, and utility and drainage infrastructure. This property is located in Phase 2 of the Ronald Reagan Logistics Park.

Parcel(s): 32-08-07-305-001.000-016 & 32-08-07-305-001.000-016

Represented by: Dillon Reynolds, SpaceCo Inc.

Documents:

F.1.A PROJECT_TAHOE_COLORED_ELEVATIONS_THU_JUL_31_2025_18-32-51.PDF
F.1.B PROJECT_TAHOE_-_LANDSCAPE_PLANS.PDF

F.1.C PROJECT_TAHOE_-_PHOTOMETRIC_PLAN.PDF
F.1.D DRAINAGE_SWPPP_COMMENT_RESPONSE_LETTER.PDF
F.1.E TECH_COMMENT_RESPONSE_LETTER.PDF
F.1.F PROJECT_TAHOE_-_OM_MANUAL_.PDF
F.1.G STAFF REPORT_PSDP-25-6.PDF
F.1.H PROJECT_TAHOE_-_DRAINAGE_REPORT.PDF
F.1.I PROPERTY_OWNER_CONSENT_FORM.PDF
F.1.J TECH REVIEW_PSDP-25-6.PDF

G. OLD BUSINESS

1. NONE

H. CONTINUED PUBLIC HEARINGS

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

A request to approve a Zoning Map Amendment for land that is currently zoned as PR into I1 (18.2 acres) and C2 (4.49 acres). The site is located at 10310 & 10508 E US HWY 136.

Parcel(s): 32-08-17-300-001.000-016 & 32-08-20-100-011.000-016

Represented by: Jennifer Milliken, Ice Miller LLP

ADVERTISED PUBLIC HEARING

Documents:

H.1.A SITE PLAN.PDF
H.1.B SIGNED_SAMPEN_SUPPORT_LETTER.PDF
H.1.C ISAAC-SAMPEN_CONSENT_FORM.PDF
H.1.D REQUESTED_CONTINUANCE.PDF
H.1.E NORTH_PART_OF_20.78_AC_RE-ZONE_LEGAL_DESCRIPTION.PDF
H.1.F SOUTH_PART_OF_20.78_AC_RE-ZONE_LEGAL_DESCRIPTION.PDF
H.1.G DRAFT_COMMITMENTS_MON_JUN_9_2025_13-36-27 (5).PDF
H.1.H BROWNSBURG_TECH_COMMENTS_WITH_RESPONSES_.PDF
H.1.I TECH REVIEW_PCMA-25-2.PDF
H.1.J STAFF REPORT_PCMA-25-2.PDF
H.1.K STAFF REPORT_PCMA-25-2.PDF

I. NEW PUBLIC HEARINGS

1. PCMA-25-3 327 S JEFFERSON ST REZONE

A request to approve a Zoning Map Amendment for land that is currently zoned as IS into R2 (0.41 acres). The site is located at 327 S Jefferson St.

Parcel(s): 32-07-11-390-021.000-016

Represented by: Andy Kult, Comer Law LLC

ADVERTISED PUBLIC HEARING

Documents:

I.1.A LETTER_OF_INTENT._SIGNED_.PDF
I.1.B AMENITIES_CONCEPT_.PDF
I.1.C LEGAL_DESCRIPTION_.PDF
I.1.D PCMA-25-3 STAFF REPORT 327 S JEFFERSON ST REZONE.PDF

J. COMMUNICATIONS AND COMMITTEE REPORTS

1. NONE

K. MISCELLANEOUS BUSINESS

1. **NONE**

L. ADMINISTRATIVE FILINGS

1. **APLA-25-1 Project Tahoe Administrative Plat**

M. CASES FILED FOR FUTURE MEETINGS

1. **CPSP-25-4 Trailside Townhomes, Sec. 3 Secondary Plat**

N. ADJOURNMENT

Advisory Plan Commission

- Brett Scowden, President
  Term: 2023-2026
  Appointed by: Town Council President
- Matt Simpson
  Term: 2022-2025
  Appointed by: Town Council
- Kent Fillinger
  Term: 2022-2025
  Appointed by: Town Council President
- Richard Miller
  Term: 2023-2026
  Appointed by: Town Council President
- Shawn Pabst
  Term: 2022-2025
  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.