ADVISORY PLAN COMMISSION AGENDA

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

October 27, 2025

6 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. SEPTEMBER 22, 2025 - REGULAR MEETING

Documents:

APC_MINUTES_09-22-25.PDF

D. APPROVAL OF FINDINGS OF FACT AND REPORTS OF DETERMINATION

1. NONE

E. HEARING OF REQUESTS FOR CONTINUANCES

1. NONE

F. DEVELOPMENT PLAN APPROVAL REQUESTS

1. PSDP-25-7 DITCH WITCH BUILDING ADDITION DEVELOPMENT PLAN REVIEW

A request to approve a Development Plan Review for construction of a 4,500 square foot building addition along with associated parking and utility infrastructure. This property is located at 1550 W. Northfield Dr.

Parcel(s): 32-07-03-101-001.000-026, 32-07-03-351-002.000-016

Represented by: Joe Gabet, ForeSight Consulting

Documents:

F.1.A CIVIL_SET.PDF
F.1.B STORMWATER_REPORT.PDF
F.1.C C0.0_COVER_SHEET.PDF
F.1.D SITE_GRADING_PLAN.PDF
F.1.E FINAL_REVIEW_DITCHWITCH.PDF

F.1.F LANDSCAPE PLAN.PDF
F.1.G LIGHTING PLAN.PDF
F.1.H ARCHITECTURAL DETAILS.PDF
F.1.I PROPERTY_OWNER_CONSENT_FORM.PDF
F.1.J TECH_REVIEW_PSDP-25-7.PDF
F.1.K STAFF REPORT_PSDP-25-7.PDF

G. OLD BUSINESS

1. NONE

H. CONTINUED PUBLIC HEARINGS

1. NONE

I. NEW PUBLIC HEARINGS

1. PCPP-25-2 COMPASS & KEY INDUSTRIAL PARK, LOT 1 PRIMARY PLAT

A request to approve a primary plat for lot 1 of Compass & Key Industrial Park. The lot is 7.5 acres and is located along N Raceway Rd.

Parcel(s): 32-08-29-200-020.000-016

Represented by: Kevin Steely, Terra Site Development

ADVERTISED PUBLIC HEARING

Documents:

I.1.A COMPASSKEYIND_PLAT.PDF
I.1.B NOTICE_INTERESTED_PARTIES.PDF
I.1.C TECH_REVIEW_PCPP-25-2.PDF
I.1.D STAFF REPORT_PCPP-25-2.PDF

2. PCPP-25-3 HAWK'S LANDING PRIMARY PLAT

A request to approve a primary plat for Hawk's Landing subdivision. The site includes 106 single-family units with their associated roadways and is located along N SR 267 and E 800 N behind Connection Pointe Christian Church.

Parcel(s): 32-02-34-275-002.000-026, 32-02-34-100-012.000-001, 32-02-34-100-013.000-001

Represented by: Lindsey Phipps, David Weekley Homes

ADVERTISED PUBLIC HEARING

Documents:

I.2.A LETTER_OF_INTENT.PDF
I.2.B TRAFFIC STUDY.PDF
I.2.C PRIMARY PLAT.PDF
I.2.D TECH_REVIEW_PCPP-25-3.PDF
I.2.E STAFF REPORT_PCPP-25-3.PDF

3. PCMA-25-4 PROMENADE EXTENSION REZONE

A request to rezone 7.99 acres of AG (Agriculture) zoned land into an existing residential PUD (Planned Unit Development - Promenade). The parcel is located just west of the existing Promenade subdivision.

Parcel(s): 32-07-24-300-001.000-016

Represented by: Melissa Garrard, Pulte Homes

ADVERTISED PUBLIC HEARING

Documents:

I.3.A SITE_PLAN.PDF
I.3.B DANIELS-WRITTEN_COMMITMENT_9-26-25_MON_SEP_29_2025_10-25-37.PDF
I.3.C PROMENADE_WEST_-_LETTER_OF_INTENT.PDF
I.3.D DANIELS_LEGAL_DESCRIPTION.PDF
I.3.E EXECUTED-OWNER-CONSENT-FORM-DANIELS.PDF
I.3.F TECH_REVIEW_PCMA-25-4.PDF
I.3.G STAFF REPORT_PCMA-25-4.PDF

4. PCZT-25-2 PROMENADE PUD ZONING TEXT AMENDMENT

A request to amend portions of the Promenade Planned Development Ordinance which includes changes to Exhibits A,B,C,D, the definition of “Promenade Real Estate” and “Property”, and paragraph 1.C.

Represented by: Melissa Garrard, Pulte Homes

ADVERTISED PUBLIC HEARING

Documents:

I.4.A PROMENADE_PD_ORDINANCE.PDF
I.4.B PROMENADE_(BROWNSBURG)-ORDINANCE_AMENDING_PUD.PDF
I.4.C EXECUTED-OWNER-CONSENT-FORM-DANIELS.PDF
I.4.D DANIELS_LEGAL_DESCRIPTION.PDF
I.4.E PROMENADE_WEST_-_LETTER_OF_INTENT.PDF
I.4.F PCZT-25-2 PROMENADE PUD TEXT AMENDMENT.PDF

5. PCZT-25-3 UDO UPDATES ZONING TEXT AMENDMENT

A request to amend portions of the Unified Development Ordinance as depicted in the attached documents, generally items in Chapters 2,5,7,8, and 10.

Represented by: Lauren Bouslog, Planner I

ADVERTISED PUBLIC HEARING

Documents:

I.5.A UDO AMENDMENT PROPOSAL 10-6-25.PDF

J. **COMMUNICATIONS AND COMMITTEE REPORTS**

1. **NONE**

K. **MISCELLANEOUS BUSINESS**

1. **NONE**

L. **ADMINISTRATIVE FILINGS**

1. **CPSP-25-5 Centennial, Sec. 2 Secondary Plat**

Documents:

L.1.A OM MANUAL.PDF
L.1.B PLAT.PDF
L.1.C TECH REVIEW.PDF
L.1.D FINAL_REVIEW_CENTENNIAL2_2025.PDF
L.1.E CONSTRUCTION_PLANS.PDF

M. **CASES FILED FOR FUTURE MEETINGS**

1. **PCVA-25-1 Project Tahoe Street Vacation**
2. **PSDP-25-8 Brownsburg HS East Athletic Expansion DPR**

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.