TOWN OF Brownsburg

ADVISORY PLAN COMMISSION AGENDA

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

December 17, 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. **NOVEMBER 24, 2025 - REGULAR MEETING**

   Documents:

   APC_MINUTES_11-24-25.PDF

D. APPROVAL OF FINDINGS OF FACT AND REPORTS OF DETERMINATION

1. **PSDP-25-8 BROWNSBURG HIGH SCHOOL EAST ATHLETIC EXPANSION DEVELOPMENT PLAN REVIEW**

   Documents:

   FOF_PSDP-25-8.PDF

2. **PCVA-25-1 PROJECT TAHOE STREET VACATION PLAT VACATION**

   Documents:

   FOF_PCVA-25-1.PDF

E. HEARING OF REQUESTS FOR CONTINUANCES

1. **NONE**

F. DEVELOPMENT PLAN APPROVAL REQUESTS

1. **PSDP-25-9 PROJECT FALCON DEVELOPMENT PLAN REVIEW**

   A request to approve a Development Plan Review for construction of a two story, 371,724 sq. ft. headquarters facility that will include office space, lab space, and production with associated parking and utilities. The project is located in the Ronald Reagan Logistics Park – Phase 2.

   Parcel(s): 32-08-07-305-002.000-016

   Represented by: Dillon Reynolds, SpaceCo Engineering

   Documents:

   F.1.A STAFF REPORT_PSDP-25-9.PDF
   F.1.B LANDSCAPE PLANS PROJECT FALCON.PDF
   F.1.C FIRE TRUCK ACCESS EXHIBIT.PDF

F.1.D PROJECT FALCON CIVIL PLANS.PDF
F.1.E TECH_REVIEW_COMMENT SHEET.PDF
F.1.F ARCHITECTURAL DETAILS.PDF
F.1.G TECH_COMMENT_RESPONSE_LETTER.PDF
F.1.H LIGHTING PLAN.PDF
F.1.I DRAINAGE_SWPPP_COMMENT_RESPONSE_LETTER.PDF
F.1.J PROJECT_FALCON_-_OM_MANUAL_.PDF
F.1.K PROJECT_FALCON_-_DRAINAGE_REPORT_.PDF
F.1.L STORMWATER_REVIEW-PROJECTFALCON-2025.PDF
F.1.M CONSTRUCTION STORMWATER PLAN REVIEW.PDF

2. **PSDP-23-21 LION'S TRANS INC. DEVELOPMENT PLAN REVIEW**

A request to approve a Development Plan Review for construction of a 2,860 sq. ft. over the road truck maintenance building and a 900 sq. ft. office building to serve Lions Trans Inc. with associated parking and utilities. The project is located at 4005 N CR 1000 E.

Parcel(s): 32-08-17-365-002.000-016

Represented by: Brian Moench, Moench Engineering

Documents:

F.2.A CIVIL, LIGHTING, LANDSCAPE PLAN SET.PDF
F.2.B STAFF REPORT_PSDP-23-21.PDF
F.2.C ARCHITECTURAL DETAILS.PDF
F.2.D TECH_REVIEW_PSDP-23-21.PDF
F.2.E LIONS_TRUCKING_CONSENT_FORM.PDF
F.2.F OM MANUAL.PDF
F.2.G DRAINAGE REPORT.PDF

G. OLD BUSINESS

1. **NONE**

H. CONTINUED PUBLIC HEARINGS

1. **PCPP-25-3 HAWK'S LANDING PRIMARY PLAT**

A request to approve a primary plat for Hawk's Landing subdivision. The site includes 105 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:

H.1.A FINAL_TRAFFIC_STUDY_NOVEMBER_2025.PDF
H.1.B PRIMARY PLAT (NEWEST).PDF
H.1.C HAWKS LANDING TIS CROSSROAD REVIEW.PDF
H.1.D LETTER OF INTENT.PDF
H.1.E TRAFFIC STUDY JULY 2024.PDF
H.1.F TECH_REVIEW_PCPP-25-3.PDF
H.1.G STAFF REPORT_PCPP-25-3 REV. 12-9-25.PDF
H.1.H EXECUTED MOU_COUNTY COMMISSIONERS - WEEKLEY HOMES LLC.PDF

I. NEW PUBLIC HEARINGS

1. **PCZT-25-4 BRENTWOOD PUD (LOT COVERAGE) ZONING TEXT AMENDMENT**

A request to amend a section of the Brentwood Planned Unit Development Ordinance to allow 55% lot coverage instead of the current 45% maximum.

Represented by: Amanda Brooks, Pools by Cory

ADVERTISED PUBLIC HEARING

Documents:

I.1.A PCZT-25-4 BRENTWOOD PUD TEXT AMENDMENT.PDF
I.1.B PROPERTY OWNER CONSENT.PDF
I.1.C LEGAL DESCRIPTION.PDF
I.1.D ORD. 2019-06_BRENTWOOD PD ORDINANCE.PDF
I.1.E PROPOSED ORDINANCE CHANGE.PDF
I.1.F LOCATION MAP.PDF
I.1.G PROPOSED SITE PLAN WITH POOL.PDF

2. **PCPP-25-4 KARAM CONVENIENCE CENTER PRIMARY PLAT**

A request to approve a primary plat for Karam Convenience Center. The 11.28-acre parcel would be separated into two lots. The site is located at the southeast corner of the intersection of Northfield Drive and N CR 625 E.

Parcel(s): 32-07-03-300-022.000-016

Represented by: Donald Fisher, Insight Engineering

ADVERTISED PUBLIC HEARING

Documents:

I.2.A STAFF REPORT_PCPP-25-4.PDF
I.2.B PROPERTY OWNER CONSENT FORM.PDF
I.2.C TECH_REVIEW_PCPP-25-4.PDF
I.2.D PRIMARY PLAT.PDF
I.2.E TECH REVIEW RESPONSE LETTER.PDF
I.2.F COUNTRYMARK LETTER FOR GAS LINE.PDF

J. COMMUNICATIONS AND COMMITTEE REPORTS

1. **PROPOSED 2026 APC MEETING DATES**

Documents:

2026 DATES.PDF

K. MISCELLANEOUS BUSINESS

1. **NONE**

L. ADMINISTRATIVE FILINGS

1. **PSDP-22-29 WESTWIND APARTMENTS DPR**

The applicant was granted a 6-month extension by the Director on September 9, 2025 for this development plan review so the project's APC approval from January 23, 2023 would not expire after 3 years. The final construction plans were never stamped by the Director.

Parcel(s): 32-07-26-105-002.000-016

M. CASES FILED FOR FUTURE MEETINGS

1. **PSDP-25-10 McDonald's Restaurant DPR**
2. **PSDP-25-11 QuikTrip Landscape Plan DPR**
3. **PSDP-25-12 Karam Convenience Center DPR**

4. **PCPP-25-5 Promenade, Sec. 3 Primary Plat**
5. **PCZT-25-5 Westbranch PUD (Sign Standards) Zoning Text Amendment**
6. **APLA-25-3 OI Land Ventures Administrative 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.