TOWN OF Brownsburg

ADVISORY PLAN COMMISSION AGENDA

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

MARCH 16, 2026

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. **FEBRUARY 23, 2026 - REGULAR MEETING**

   Documents:

   APC_MINUTES_2-23-2026.PDF

D. APPROVAL OF FINDINGS OF FACT AND REPORTS OF DETERMINATION

1. **PSDP-25-11 QUIKTRIP LANDSCAPE PLAN DEVELOPMENT PLAN REVIEW**

   Documents:

   DEVELOPMENT PLAN REVIEW ROD_PSDP-25-11 QUICKTRIP LANDSCAPE.PDF

2. **PSDP-25-10 MCDONALD'S DEVELOPMENT PLAN REVIEW**

   Documents:

   DEVELOPMENT PLAN REVIEW ROD_PSDP-25-10 MCDONALDS.PDF

3. **PSDP-26-1 HEARTLAND DENTAL DEVELOPMENT PLAN REVIEW**

   Documents:

   DEVELOPMENT PLAN REVIEW ROD_PSDP-26-1 HEARTLAND DENTAL.PDF

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

   Documents:

   FOF_PCPP-25-3 HAWKS LANDING.PDF

5. **PCPP-25-5 PROMENADE, SECTION 3 PRIMARY PLAT**

   Documents:

   PRIMARY PLAT_FOF_PCPP-25-5 PROMENADE,SECTION 3.PDF

6. **PCZT-25-5 WESTBRANCH PUD (SIGNAGE) ZONING TEXT AMENDMENT**

   Documents:

   TEXT AMEND ROD_PCZT-25-5 WESTBRANCH PUD.DOCX.PDF

E. HEARING OF REQUESTS FOR CONTINUANCES

1. NONE

F. DEVELOPMENT PLAN APPROVAL REQUESTS

1. PSDP-25-12 KARAM CONVENIENCE CENTER DEVELOPMENT PLAN REVIEW

A request to approve a Development Plan Review for Karam Convenience Center (Lot 1). 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

THIS CASE WAS CONTINUED BY THE APC PER PETITIONER REQUEST AT THE FEBRUARY 23, 2026 MEETING

Documents:

F.1.A STAFF REPORT_PSDP-25-12 (NEWEST COPY).PDF
F.1.B KARAM CIVIL- LANDSCAPE PLANS.PDF
F.1.C PROPERTY OWNER CONSENT FORM.PDF
F.1.D ARCHITECTURAL DETAILS.PDF
F.1.E DRAINAGE REPORT OM.PDF
F.1.F LIGHTING PLAN.PDF
F.1.G TECH REVIEW PSDP-25-12.PDF

2. PSDP-26-2 RESERVE AT RONALD REAGAN INFRASTRUCTURE DEVELOPMENT PLAN REVIEW

A request to approve a Development Plan Review for internal road infrastructure for future lot development at the Reserve at Ronald Reagan. The project is located at the southwest corner of CR 300 N and the Ronald Reagan Parkway.

Parcel(s): 32-08-30-101-002.000-015

Represented by: Ryan Lindley, Banning Engineering

Documents:

F.2.A PSDP-26-2 RESERVE AT RONALD REAGAN STAFF REPORT.PDF
F.2.B CIVIL PLANS.PDF
F.2.C DRAINAGE REPORT.PDF
F.2.D PROPERTY OWNER CONSENT FORM.PDF
F.2.E TITLE SHEET.PDF
F.2.F STORMWATER BMP OPS.PDF
F.2.G TECH REVIEW RESPONSES.PDF
F.2.H STORMWATER TECH RESPONSE SHEET.PDF
F.2.I TECH_REVIEW.PDF

3. PSDP-26-3 COMPASS & KEY INDUSTRIAL PARK DEVELOPMENT PLAN REVIEW

A request to approve a Development Plan Review for construction of two 40,500 s.f. light industrial buildings with associated parking, loading, and utilities. The project is located along N Raceway Rd just south of E CR 300 N.

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

Represented by: Kevin Steely, Terra Site Development Inc.

Documents:

F.3.A STAFF REPORT_PSDP-26-3.PDF
F.3.B ARCHITECTURAL DETAILS.PDF

F.3.C CIVIL PLANS.PDF
F.3.D LANDSCAPE PLAN.PDF
F.3.E LIGHTING PLAN.PDF
F.3.F STORMWATER RESPONSE SHEET.PDF
F.3.G TECH_REVIEW_PSDP-26-3.PDF
F.3.H PROPERTY OWNER CONSENT FORM.PDF
F.3.I TIS STUDY.PDF
F.3.J TRAIL PATH PLAN.PDF
F.3.K TECH RESPONSE SHEET.PDF
F.3.L OM MANUAL.PDF
F.3.M DRAIANGE REPORT.PDF
F.3.N A1_HCRSD_-_STANDARD_DETAILS_RFS_FRI_FEB_20_2026_15-15-32.PDF
F.3.O TRAFFIC STUDY RESPONSE LETTER FROM TOWN TRAFFIC ENGINEER.PDF

4. **PSDP-26-4 DUTCH BROS COFFEE DEVELOPMENT PLAN REVIEW**

A request to approve a Development Plan Review for construction of a 1,150 sq. ft. Dutch Bros Coffee building with a drive-thru that is attached to a larger 4,820 sq. ft. multi-tenant building with associated parking and utilities. The project is located off of 56th Street directly east of OrthoIndy.

Parcel(s): 32-08-06-311-004.000-016

Represented by: Tim Dwyer, Open Arch Studio

Documents:

F.4.A BUILDING ELEVATIONS.PDF
F.4.B CIVIL PLANS.PDF
F.4.C DRAINAGE REPORT.PDF
F.4.D LIGHTING PLAN.PDF
F.4.E LANDSCAPE PLAN.PDF
F.4.F OI LAND VENTURES III, LLC. CONTRACT LETTER.PDF
F.4.G OPERATIONS AND MAINTENANCE MANUAL.PDF
F.4.H PHOTOMETRIC STUDY.PDF
F.4.I PROPERTY OWNER CONSENT FORM.PDF
F.4.J TECH RESPONSE LETTER.PDF
F.4.K TECH_REVIEW_PSDP-26-4.PDF
F.4.L PSDP-26-4 DUTCH BROS COFFEE STAFF REPORT.PDF

G. OLD BUSINESS

1. **NONE**

H. CONTINUED PUBLIC HEARINGS

1. **NONE**

I. NEW PUBLIC HEARINGS

1. **PCMA-26-1 AUBURN RIDGE WEST REZONE**

A request to rezone approx. 20.5 acres from AG to R2, and approx. 43.4 acres from AG to R1 for a 90 lot, single-family subdivision. The site is located at the northeast corner of E 450 N and N 500 E.

Parcel(s): 32-07-16-100-001.000-016

Represented by: Joe Calderon, Barnes & Thornburg LLP

ADVERTISED PUBLIC HEARING

Documents:

I.1.A STAFF REPORT_PCMA-26-1.PDF

I.1.B LETTER OF INTENT TO TOWN - MI HOMES-.PDF
I.1.C MI HOMES-AUBURN RIDGE WEST TIS - FINAL 12-20-2024.PDF
I.1.D MI HOMES-AUBURN RIDGE-2026 CONCEPT PLAN.PDF
I.1.E MI HOMES-ZONING EXHIBIT.PDF
I.1.F REZONE_REFILE_NARRATIVE.PDF
I.1.G TECH REVIEW_RESPONSE_LETTER.PDF
I.1.H TECH_REVIEW_PCMA-26-1.PDF
I.1.I PROPERTY OWNER CONSENT FORM.PDF

2. **PCMA-26-2 BROWNSBURG STREET & POLICE DEPT. (BOWMAN ANNEXATION) REZONE**

   A request to rezone 38.26 acres of unannexed RB (single-family residential) Hendricks County zoned land into Institutional (IS) for Brownsburg Street & Police Department facilities. The parcel is located just west of Bowman Drive.

   Parcel(s): 32-07-10-100-006.000-015

   Represented by: Debra Cook, Brownsburg Town Manager

   ADVERTISED PUBLIC HEARING

   Documents:

   I.2.A STAFF REPORT_PCMA-26-2.PDF
   I.2.B TECH_REVIEW_PCMA-26-2.PDF
   I.2.C PROOF OF PUBLICATION.PDF
   I.2.D LEGAL DDESCRIPTION ATLAS SURVEY.PDF
   I.2.E LETTER OF INTENT.PDF

3. **PCZT-26-1 UDO UPDATES ZONING TEXT AMENDMENT**

   A request to amend portions of the Unified Development Ordinance as depicted in the attached documents, generally items in Chapter 3.2, Permitted Use Table, and 3.5 & 3.6 Additional Standards.

   Represented by: Elizabeth Williams, Planning Consultant

   ADVERTISED PUBLIC HEARING

   Documents:

   I.3.A PCZT-26-1_ STAFF REPORT UDO AMENDMENT PROPOSAL.PDF

J. COMMUNICATIONS AND COMMITTEE REPORTS

1. **NONE**

K. MISCELLANEOUS BUSINESS

1. **NONE**

L. ADMINISTRATIVE FILINGS

1. **CPSP-26-1 RESERVE AT RONALD REAGAN, LOT 1 SECONDARY PLAT**
2. **CPSP-26-2 PROMENADE, SEC. 3 SECONDARY PLAT**

M. CASES FILED FOR FUTURE MEETINGS

1. **PSDP-26-5 Industrial Flex Building DPR**
2. **PCCZ-26-1 Multi-Family/ Commercial Development Conditional Rezone (AGR To PUD)**
3. **PCMA-26-3 Low Cost Spay-Neuter Clinic Additional Parking Rezone (TR To C1)**
4. **PCVA-26-2 Mill St. Plat Vacation**

5. **PSDP-26-6 Low Cost Spay-Neuter Building Addition & Parking DPR**

N. ADJOURNMENT

Advisory Plan Commission

- Brett Scowden, President
  Term: 2023-2026
  Appointed by: Town Council President
- Cindy Hohman
  Term: 2026-2029
  Appointed by: Town Council
- Thomas Kleyle
  Term: 2026-2029
  Appointed by: Town Council President
- Richard Miller
  Term: 2023-2026
  Appointed by: Town Council President
- Shawn Pabst
  Term: 2026-2029
  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.