ADVISORY PLAN COMMISSION AGENDA

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

APRIL 27, 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. **MARCH 16, 2026 - REGULAR MEETING**

   Documents:

   APC_MINUTES_3-16-26.PDF

D. **APPROVAL OF FINDINGS OF FACT AND REPORTS OF DETERMINATION**

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

   Documents:

   DEVELOPMENT PLAN REVIEW ROD_PSDP-26-2 RESERVE AT RONALD REAGAN.PDF

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

   Documents:

   DEVELOPMENT PLAN REVIEW ROD_PSDP-26-3 COMPASS AND KEY INDUSTRIAL PARK.PDF

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

   Documents:

   ZONE MAP AMEND ROD_PCMA-26-1 AUBURN RIDGE WEST.PDF

4. **PCMA-26-2 TOWN STREET AND POLICE DEPT. PRIMARY PLAT**

   Documents:

ZONE MAP AMEND ROD_PCMA-26-2 BROWNSBURG STREET AND POLICE DEPT.PDF

E. HEARING OF REQUESTS FOR CONTINUANCES

1. PCCZ-26-1 MULTIFAMILY AND COMMERCIAL PUD CONDITIONAL REZONE

A request for PUD (Planned Unit Development) zoning upon annexation for future development of a multi-family apartment complex with 272 units and a 5,400 sq.ft. commercial building. The zoning would be conditioned upon an approved annexation into the Town's jurisdiction, the current Hendricks County zoning is AGR.

Parcel(s): 32-08-06-300-001.000-015, 32-08-06-300-002.000-015

Represented by: Ben Comer, Comer Law on behalf of CRG Residential

CONTINUANCE REQUESTED TO COMPLETE DOCUMENTS THAT SATISFY SECTION 8.2 OF THE UDO

2. 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

CONTINUANCE REQUESTED BY STAFF

3. PSDP-26-4 MULTITENANT COMMERCIAL BUILDING DEVELOPMENT PLAN REVIEW

A request to approve a Development Plan Review for construction of a 1,150 sq. ft. smaller endcap 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

CONTINUANCE REQUESTED BY PETITIONER (ORIGINALLY LISTED ON MARCH AGENDA AS DUTCH BROS COFFEE)

F. DEVELOPMENT PLAN APPROVAL REQUESTS

1. PSDP-26-5 INDUSTRIAL FLEX BUILDING DEVELOPMENT PLAN REVIEW

A request to approve a Development Plan Review for construction of a 37,500 sq. ft. industrial flex building with associated parking, loading, and utilities that will be used by an autosports company. The project is located at 1250 Northfield Drive.

Parcel(s): 32-07-12-400-019.000-016

Represented by: Greg Dempsey, TerraSite Development

Documents:

F.2.A PSDP-26-5 STAFF REPORT.PDF
F.2.B CIVIL LANDSCAPE LIGHTING PLANS.PDF
F.2.C ARCHITECTURAL DETAILS.PDF
F.2.D TECH RESPONSE LETTER.PDF
F.2.E CONSTRUCTION STORMWATER LATEST REVIEW WESSLER.PDF
F.2.F OM MANUAL - COPY FOR LASERFICHE.PDF
F.2.F OM MANUAL.PDF
F.2.G SWQU_LOCATION MAP.PDF
F.2.H DRAINAGE MASTERPLAN EAGLE POINT.PDF
F.2.I DRAINAGE REPORT.PDF
F.2.J PROPERTY OWNER CONSENT FORM.PDF
F.2.K TECH REVIEW PSDP-26-5.PDF

2. **PSDP-26-6 LOW COST SPAY AND NEUTER CLINIC BUILDING ADDITION DEVELOPMENT PLAN REVIEW**

A request to approve a Development Plan Review for construction of a 3,100 sq. ft. building addition onto the existing Low Cost Spay and Neuter Clinic, Inc. with associated parking, loading, and utilities. The project is located at 409 N Green St.

Parcel(s): 32-07-11-146-001.000-016, 32-07-11-142-003.000-016

Represented by: Sean Burst, Neikirk Engineering

Documents:

F.3.A STAFF REPORT_PSDP-26-6.PDF
F.3.B CIVIL PLANS.PDF
F.3.C LIGHTING PLAN.PDF
F.3.D TECH_REVIEW_PCMA-26-3_PCVA-26-2_PSDP-26-6.PDF
F.3.E DRAINAGE REPORT.PDF
F.3.F DESIGN WAIVER REQUEST.PDF
F.3.G ARCHITECTURAL DETAILS.PDF
F.3.H PROPERTY OWNER CONSENT FORM.PDF
F.3.I OM MANUAL.PDF
F.3.J LANDSCAPE PLAN.PDF

G. OLD BUSINESS

1. **NONE**

H. CONTINUED PUBLIC HEARINGS

1. **NONE**

I. NEW PUBLIC HEARINGS

1. **PCMA-26-3 LOW COST SPAY AND NEUTER CLINIC ADDITIONAL PARKING REZONE**

A request to rezone approx. 0.259 acres from TR (Traditional Residential) to C1 (Neighborhood Commercial) in conjunction with the expansion of the Low Cost Spay-Neuter Clinic, Inc. The site is located just east of Green Street, between Northgren

Parkway and Enderly Avenue.

Parcel(s): 32-07-11-145-001.000-016 thru 32-07-11-145-004.000-016 & 32-07-11-142-010.000-016

Represented by: Sean Burst, Neikirk Engineering

ADVERTISED PUBLIC HEARING

Documents:

I.1.A STAFF REPORT_PCMA-26-3.PDF
I.1.B PARKING ADDITION EXHIBIT.PDF
I.1.C LETTER OF INTENT.PDF
I.1.D PROPERTY OWNER CONSENT FORM.PDF
I.1.E LEGAL DESCRIPTION.PDF

2. **PCVA-26-2 MILL STREET RIGHT-OF-WAY PLAT VACATION**

A request to vacate 73.72 ft. of the existing right-of-way which is located at the north end of platted Mill Street. Mill Street has never been improved north of Enderly Avenue. This vacation is requested in conjunction with the expansion of the Low Cost Spay-Neuter Clinic, Inc.

Parcel(s): 32-07-11-145-002.000-016, 32-07-11-145-004.000-016 & 32-07-11-148-001.000-016 are the parcels being affected with this right-of-way street vacation.

Represented by: Sean Burst, Neikirk Engineering

ADVERTISED PUBLIC HEARING

Documents:

I.2.A STAFF REPORT_PCVA-26-2 MILL STREET PLAT VACATION.PDF
I.2.B PROPERTY OWNER CONSENT FORM.PDF
I.2.C STREET VACATION PLAT.PDF
I.2.D ORIGINAL RECORDED PLAT.PDF

J. COMMUNICATIONS AND COMMITTEE REPORTS

1. **NONE**

K. MISCELLANEOUS BUSINESS

1. **NONE**

L. ADMINISTRATIVE FILINGS

1. **NONE**

M. CASES FILED FOR FUTURE MEETINGS

1. **PCPP-26-2 Gateway 74 Primary Plat**
2. **PCPP-26-3 Interstate Retail Primary Plat**
3. **PCCZ-26-2 Ronald Reagan Logistics Park Conditional Rezone (AGR To I2)**

4. **PSDP-26-7 Circle K DPR**
5. **PSDP-26-8 Citizens Bank DPR**
6. **PSDP-26-9 Northfork Townhomes DPR**
7. **PSDP-26-10 Project Wolverine DPR**
8. **CPSP-26-4 Reserve At Ronald Reagan Final Plat, Lot 2**
9. **CPSP-26-5 Centennial, Sec. 3 Final Plat**

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.