ADVISORY PLAN COMMISSION AGENDA

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

MAY 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. **APRIL 27, 2026 - REGULAR MEETING**

   Documents:

   APC_MINUTES_4-27-26.PDF

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

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

   Documents:

   DEVELOPMENT PLAN REVIEW ROD_PSDP-26-5 INDUSTRIAL FLEX BUILDING.PDF

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

   Documents:

   DEVELOPMENT PLAN REVIEW ROD_PSDP-26-6_LOW COST SPAY NEUTER ADDITION.PDF

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

   Documents:

   ZONE MAP AMEND ROD_PCMA-26-3_LOW COST SPAY AND NEUTER ADDITIONAL PARKING.PDF

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

Documents:

PLAT VACATION_FOF_PCVA-26-2_MILL ST RIGHT OF WAY.PDF

E. HEARING OF REQUESTS FOR CONTINUANCES

1. 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 STAFF

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

CASE CONTINUED FROM APRIL 27TH APC MEETING BY STAFF REQUEST

Documents:

F.1.A STAFF REPORT_PSDP-25-12 (NEWEST COPY).PDF
F.1.B ARCHITECTURAL DETAILS (NEWEST).PDF
F.1.C PROPERTY OWNER CONSENT FORM.PDF
F.1.D CIVIL - LANDSCAPE PLANS (NEWEST).PDF
F.1.E BRICK MASONRY DUMPSTER ENCLOSURE DETAIL (NEWEST).PDF
F.1.F PRE-CONTINUANCE CIVIL PLANS WITH LIGHTING PLAN.PDF
F.1.G PROPERTY OWNER CONSENT FORM.PDF
F.1.H TECH REVIEW PSDP-25-12.PDF
F.1.I DRAINAGE REPORT (5-18-26).PDF
F.1.J FUEL CANOPY ELEVATIONS (NEWEST).PDF

2. PSDP-26-7 CIRCLE K FUELING STATION DEVELOPMENT PLAN REVIEW

A request to approve a Development Plan Review for construction of a 5,440 sq. ft. convenience store with associated fueling stations, parking, loading, and utilities. The project is located at the southwest corner of the intersection of the Ronald Reagan Parkway and Lacy Knot Drive.

Parcel(s): 32-08-18-210-003.000-016

Represented by: Tyler Lucas, Colliers Engineering

Documents:

F.2.A STAFF REPORT_PSDP-26-7.PDF
F.2.B CIVIL PLANS.PDF
F.2.C LANDSCAPE PLAN.PDF
F.2.D LIGHTING PLAN.PDF
F.2.E PROPERTY OWNER CONSENT FORM.PDF
F.2.F SWPPP.PDF
F.2.G TECH RESPONSE LETTER.PDF
F.2.H TECH_REVIEW_PSDP-26-7.PDF
F.2.I ARCHITECTURAL DETAILS.PDF
F.2.J SWPPP PLAT.PDF
F.2.K OM MANUAL.PDF
F.2.L STORMWATER MANAGEMENT STATEMENT.PDF

3. PSDP-26-8 CITIZENS BANK DEVELOPMENT PLAN REVIEW

A request to approve a Development Plan Review for construction of a 3,488 sq. ft. bank with associated parking, drive-thru, and utilities. The project is located just south of CR 300 N and west of the Ronald Reagan Parkway.

Parcel(s): 32-08-30-101-003.000-016

Represented by: Ryan Lindley, Banning Engineering

Documents:

F.3.A STAFF REPORT_PSDP-26-8.PDF
F.3.B CIVIL -LIGHTING- LANDSCAPE PLANS.PDF
F.3.C PROPERTY OWNER CONSENT FORM.PDF
F.3.D TECH_REVIEW_PSDP-26-8.PDF
F.3.E TECH RESPONSE LETTER.PDF
F.3.F STORMWATER TECH RESPONSE LETTER.PDF
F.3.G ARCHITECTURAL DETAILS.PDF
F.3.H DRAINAGE REPORT.PDF
F.3.I OM MANUAL.PDF

4. PSDP-26-9 NORTHFORK TOWNHOMES DEVELOPMENT PLAN REVIEW

A request to approve a Development Plan Review for construction of 112 townhome units zoned M2 with the associated clubhouse, amenities, parking, and utilities. The project is located along CR 300 N just west of the Ronald Reagan Parkway.

Parcel(s): 32-08-30-101-002.000-016

Represented by: Parker Mays, Banning Engineering

Documents:

F.4.A STAFF REPORT_PSDP-26-9 REV 5.26.26.PDF
F.4.B CIVIL PLANS.PDF
F.4.C ARCHITECTURAL DETAILS.PDF
F.4.D LANDSCAPE PLAN.PDF

F.4.E LIGHTING PLAN.PDF
F.4.F PHOTOMETRIC OUTPUT PLAN.PDF
F.4.G LIGHTING SPEC SHEETS.PDF
F.4.H LIGHTING SPEC SHEETS PT. 2.PDF
F.4.I OM MANUAL.PDF
F.4.J DRAINAGE REPORT.PDF
F.4.K SITE PLAN.PDF
F.4.L TECH_REVIEW_PSDP-26-9.PDF
F.4.M TECH_RESPONSE_LETTER.PDF
F.4.N BCSC RESPONSE LETTER.PDF
F.4.O NORTH_FORK_ARCHITECTURAL_ANTI MONOTONY.PDF

5. **PSDP-26-10 PROJECT WOLVERINE DEVELOPMENT PLAN REVIEW**

A request to approve a Development Plan Review for construction of a two story, 324,673 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: Daric Gordon, SpaceCo Engineering

Documents:

- F.5.A STAFF REPORT_PSDP-26-10
- F.5.B CIVIL PLANS
- F.5.C LANDSCAPE PLAN
- F.5.D LIGHTING PLAN
- F.5.E PROPERTY OWNER CONSENT FORM
- F.5.F TECH RESPONSE LETTER
- F.5.G TECH_REVIEW_PSDP-26-10
- F.5.H DRAINAGE REPORT
- F.5.I OM MANUAL
- F.5.J ARCHITECTURAL DETAILS

G. OLD BUSINESS

1. **NONE**

H. CONTINUED PUBLIC HEARINGS

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

CASE CONTINUED FROM APRIL 27TH APC MEETING BY PETITIONER REQUEST – ADVERTISED PUBLIC HEARING

Documents:

H.1.A STAFF REPORT_PCCZ-26-1.PDF
H.1.B PETITION FOR VOLUNTARY ANNEXATION.PDF
H.1.C TECH RESPONSE SHEET.PDF
H.1.D PROPOSED SITE PLAN.PDF
H.1.E TECH REVIEW PCCZ-26-1.PDF
H.1.F PROPERTY OWNER CONSENT FORM.PDF
H.1.G PROPOSED PUD DEVELOPMENT STANDARDS.PDF
H.1.H LETTER OF INTENT.PDF
H.1.I TRAFFIC IMPACT STUDY.PDF
H.1.J PUD_TRAFFIC IMPACT STUDY REVIEW LETTER FROM CROSSROADS.PDF
H.1.K PUD ORDINANCE.PDF
H.1.L THE ENCLAVE ON PARKWAY CONCEPT PLAN.PDF

I. NEW PUBLIC HEARINGS

1. PCCZ-26-2 RONALD REAGAN COMMERCE CENTER CONDITIONAL REZONE

A request for I2 (Heavy Industrial) zoning upon annexation of a 4.47-acre parcel within the larger 317.5-acre Ronald Reagan Commerce Center (formerly known as the Reagan I-74 Logistics Center project, applicant requested name change) to allow for future development. The zoning would be conditioned upon an approved annexation into the Town's jurisdiction, the current Hendricks County zoning is AGR.

Parcel(s): 32-02-36-100-006.000-001

Represented by: Andy Buroker, Faegre Drinker

ADVERTISED PUBLIC HEARING

Documents:

I.1.A STAFF REPORT_PCCZ-26-2.PDF
I.1.B EXECUTED_AFFIDAVIT_AND_CONSENT_OF_PROPERTY_OWNER.PDF
I.1.C EXECUTED_PETITION_FOR_VOLUNTARY_ANNEXATION.PDF
I.1.D LETTER_OF_INTENT_-_LRH_MALONEY_FARM_TIC.PDF
I.1.E PCCZ-26-2 TECH REVIEW COMMENTS.PDF
I.1.F LAND SURVEY.PDF
I.1.G WAIVER OF REMONSTRANCE.PDF
I.1.H LEGAL DESCRIPTION.PDF
I.1.I LIMITED WARRANTY DEED.PDF

2. PCPP-26-2 GATEWAY 74 PRIMARY PLAT

A request to approve a primary plat for Gateway 74 which will feature two industrial (I2 zoned) buildings. The 73.68-acre parcel be subdivided into two lots, Lot 1 will be 61.758-acres and Lot 2 will be 11.922-acres. The site is located just west of the Ronald Reagan Parkway and east of the train tracks on CR 750 N.

Parcel(s): 32-02-36-300-002.000-026

Represented by: Ryan Lindley, Banning Engineering

ADVERTISED PUBLIC HEARING

Documents:

I.2.B PCPP-26-2_TECH_REVIEW.PDF
I.2.C TECH RESPONSE LETTER.PDF
I.2.D PRIMARY PLAT.PDF
I.2.E PROPERTY OWNER CONSENT FORM.PDF
I.2.F PRELIMINARY DRAINAGE REPORT.PDF
I.2.G LEGAL DESCRIPTION.PDF
I.2.A STAFF REPORT_PCPP-26-2.PDF

3. **PCPP-26-3 INTERSTATE RETAIL PRIMARY PLAT**

A request to approve a primary plat for future commercial retail development. The 6.69-acre parcel will be subdivided into two lots and two blocks that will accommodate a drainage pond and a road extension. The site is just south of the I-74 on ramp and east of Green Street.

Parcel(s): 32-07-02-200-016.000-026

Represented by: Matt Imburgia, Veritas Realty

ADVERTISED PUBLIC HEARING

Documents:

I.3.A STAFF REPORT_PCPP-26-3.PDF
I.3.B PRIMARY PLAT.PDF
I.3.C PROPERTY OWNER CONSENT FORM.PDF
I.3.D SITE LAYOUT.PDF
I.3.E SOIL MAP.PDF
I.3.F TECH_REVIEW_PCPP-26-3.PDF
I.3.G ALTA SURVEY.PDF
I.3.H CONTOUR MAP.PDF

J. **COMMUNICATIONS AND COMMITTEE REPORTS**

1. **NONE**

K. **MISCELLANEOUS BUSINESS**

1. **NONE**

L. **ADMINISTRATIVE FILINGS**

1. **CPSP-26-4 RESERVE AT RONALD REAGAN, LOT 2 FINAL PLAT**
2. **CPSP-26-5 CENTENNIAL, SEC. 3 FINAL PLAT**

M. **CASES FILED FOR FUTURE MEETINGS**

1. **PCZT-26-2 Kroger Zoning Text Amendment**
2. **PSDP-26-11 Texas Roadhouse DPR**
3. **PSDP-26-12 Low Cost Spay & Neuter Clinic Phase II Parking Lot Addition DPR**
4. **PCPP-26-4 Auburn Ridge West Primary Plat**

5. **CPSP-26-6 Brownsburg Street & Police Dept. (Bowman Property) 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.