ADVISORY PLAN COMMISSION AGENDA

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

JUNE 22, 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. **MAY 27, 2026 - REGULAR MEETING**

   Documents:

   APC_MINUTES_5-27-26.PDF

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

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

   Documents:

   DEVELOPMENT PLAN REVIEW ROD_PSDP-25-12 KARAM CONVENIENCE CENTER.PDF

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

   Documents:

   DEVELOPMENT PLAN REVIEW ROD_PSDP-26-7 CIRCLE K FUELING STATION.PDF

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

   Documents:

   DEVELOPMENT PLAN REVIEW ROD_PSDP-26-8 CITIZENS BANK.PDF

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

   Documents:

   DEVELOPMENT PLAN REVIEW ROD_PSDP-26-10 PROJECT

WOLVERINE.PDF

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

Documents:

ZONE MAP AMEND ROD_PCCZ-26-1 MULTIFAMILY AND COMMERCIAL PUD.PDF

6. **PCCZ-26-2 RONALD REAGAN COMMERCE CENTER CONDITIONAL REZONE**

Documents:

ZONE MAP AMEND ROD_PCCZ-26-2 RONALD REAGAN COMMERCE CENTER.PDF

7. **PCPP-26-2 GATEWAY 74 PRIMARY PLAT**

Documents:

ZONE MAP AMEND ROD_PCCZ-26-2 RONALD REAGAN COMMERCE CENTER.PDF

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

Documents:

PRIMARY PLAT_FOF_PCPP-26-3 INTERSTATE RETAIL.PDF

E. HEARING OF REQUESTS FOR CONTINUANCES

1. **PCZT-26-2/PCMA-26-4 KROGER ZONING TEXT AMENDMENT/ REZONE**

A request to amend the Camargo Club Section 4, Phase 1 of the Heritage Hills PUD Ordinance to allow a Grocery or Market as a permitted use and insert the associated commercial standards and map amendment. The project is located at 6909 S. Northfield Drive.

Parcel(s): 32-07-27-200-014.000-016

Represented by: Macy Downey, McBride Dale Clarion

CONTINUANCE REQUESTED BY STAFF

F. DEVELOPMENT PLAN APPROVAL REQUESTS

1. **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: Scott Noel, Braun PD

CASE CONTINUED FROM MAY 27TH APC MEETING PER APC REQUEST

Documents:

F.1.A STAFF REPORT_PSDP-26-9 REV 6.12.26.PDF
F.1.B SITE PLAN REVISED.PDF
F.4.C ARCHITECTURAL PLANS.DETAILS.PDF
F.4.D LANDSCAPING PLAN REVISED.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 CIVIL PLANS.PDF
F.4.J OM MANUAL REVISED.PDF
F.4.K DRAINAGE REPORT REVISED.PDF
F.4.L TECH_REVIEW_PSDP-26-9.PDF
F.4.M TECH_RESPONSE_LETTER.PDF
F.4.N BCSC RESPONSE LETTER.PDF

2. **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

CASE CONTINUED FROM MAY 27TH APC MEETING PER STAFF REQUEST

Documents:

F.2.A STAFF REPORT_ PSDP-26-4 MULTI-TENANT BUILDING.PDF
F.2.B REVISED CIVIL LIGHTING LANDSCAPE PLANS (ACCESS DRIVE ADDED).PDF
F.2.C BUILDING ELEVATIONS.PDF
F.2.D DRAINAGE REPORT.PDF
F.2.E OI LAND VENTURES III, LLC. CONTRACT LETTER.PDF
F.2.F OPERATIONS AND MAINTENANCE MANUAL.PDF
F.2.G PHOTOMETRIC STUDY.PDF
F.2.H PROPERTY OWNER CONSENT FORM.PDF
F.2.I TECH RESPONSE LETTER.PDF
F.2.J TECH_REVIEW_PSDP-26-4.PDF

3. **PSDP-26-11 TEXAS ROADHOUSE DEVELOPMENT PLAN REVIEW**

A request to approve a Development Plan Review for construction of a 7,926 sq. ft. Texas Roadhouse restaurant with associated parking and utilities. The site is located 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

Documents:

F.3.A STAFF REPORT_PSDP-26-11.PDF
F.3.B CIVIL PLANS.PDF
F.3.C WAIVER REQUEST LETTER.PDF
F.3.D LADDER TRUCK MANUEVERABILITY EXHIBIT.PDF
F.3.E TECH_REVIEW_PSDP-26-11.PDF
F.3.F ARCHITECTURAL DETAILS.PDF
F.3.G SWPPP RESPONSE LETTER.PDF
F.3.H TRH COMPLETE O AND M MANUAL.PDF
F.3.I OM MANUAL - ROAD EXTENSION.PDF
F.3.J PROPERTY-OWNER-CONSENT-FORM.PDF
F.3.K EAST ROAD EXTENSION PLANS.PDF
F.3.L LIGHTING PLAN.PDF
F.3.M LANDSCAPE PLAN.PDF

4. **PSDP-26-12 LOW COST SPAY & NEUTER CLINIC PARKING LOT ADDITION DEVELOPMENT PLAN REVIEW**

A request to approve a Development Plan Review for improvements to the Low Cost Spay & Neuter Clinic, specifically to provide additional parking on the property as well as improve the remaining right-of-way on Mill Street, to connect with Enderly Avenue.

Parcel(s): 32-07-11-145-002.000-016, 32-07-11-145-001.000-016 , 32-07-11-145-003.000-016 , 32-07-11-145-004.000-016 , 32-07-11-148-001.000-016

Represented by: Sean Burst, Neikirk Engineering

Documents:

F.4.A STAFF REPORT_PSDP-26-12.PDF
F.4.B PSDP-26-12 CIVIL PLANS THU_MAY_28_2026.PDF
F.4.C PSDP-26-12 LANDSCAPE PLAN THU MAY 28 2026.PDF
F.4.D PSDP-26-12 LIGHTING PLAN MON_MAY_4_2026_15-55-27.PDF
F.4.E PSDP-26-12 DRAINAGE_REPORT.DOCX_MON_MAY_4_2026_15-52-25.PDF
F.4.F PSDP-26-12 OPERATIONS_AND_MAINTENANCE_MANUAL_MON_MAY_4_2026_15-52-18.PDF
F.4.G PSDP-26-12_TECH REVIEW.PDF

G. OLD BUSINESS

1. **NONE**

H. CONTINUED PUBLIC HEARINGS

1. **NONE**

I. NEW PUBLIC HEARINGS

1. **PCPP-26-4 AUBURN RIDGE WEST PRIMARY PLAT**

A request to approve a primary plat for 88 single-family detached lots within the Auburn Ridge West subdivision. The development is approximately 63 acres and

located on the northwest corner of N County Road 500 E and E County Road 450 N.

Parcel(s): 32-07-16-100-001.000-016, 32-07-16-105-001.000-015

Represented by: Auston Lewis, Banning Engineering

ADVERTISED PUBLIC HEARING

Documents:

I.1.A PCPP-26-4 STAFF REPORT WITH WAIVERS.PDF
I.1.B PRIMARY PLAT.PDF
I.1.C TECH RESPONSE LETTER.PDF
I.1.D PCPP-26-4 TECH REVIEW COMMENTS.PDF
I.1.E DRAINAGE REPORT.PDF

J. COMMUNICATIONS AND COMMITTEE REPORTS

1. **NONE**

K. MISCELLANEOUS BUSINESS

1. **NONE**

L. ADMINISTRATIVE FILINGS

1. **CPSP-26-6 BROWNSBURG STREET & POLICE DEPT. (BOWMAN PROPERTY) SECONDARY PLAT**
2. **CPSP-26-3 NORTHFIELD DRIVE BUSINESS PARK WEST SECONDARY PLAT**

M. CASES FILED FOR FUTURE MEETINGS

1. **CPSP-26-7 Auburn Ridge, Sec. 3 Secondary Plat**
2. **CPSP-26-8 Interstate Retail Secondary Plat**
3. **CPSP-26-9 Gateway 74 Secondary Plat**
4. **PSDP-26-13 Gateway 74 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.