ADVISORY PLAN COMMISSION AGENDA

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

JULY 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. **JUNE 22, 2026 - REGULAR MEETING**

   Documents:

   APC_MINUTES_6-22-26.PDF

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

1. **PSDP-26-9 NORTHFORK TOWNHOMES DEVELOPMENT PLAN REVIEW**

   Documents:

   DEVELOPMENT PLAN REVIEW ROD_PSDP-26-9 NORTHFORK TOWNHOMES.PDF

2. **PSDP-26-4 MULTITENANT COMMERCIAL BUILDING DEVELOPMENT PLAN REVIEW**

   Documents:

   DEVELOPMENT PLAN REVIEW ROD_PSDP-26-4 MULTITENANT COMMERCIAL BUILDING.PDF

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

   Documents:

   DEVELOPMENT PLAN REVIEW ROD_PSDP-26-11 TEXAS ROADHOUSE.PDF

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

   Documents:

PRIMARY PLAT_FOF_PCPP-26-4 AUBURN RIDGE WEST.PDF

E. HEARING OF REQUESTS FOR CONTINUANCES

1. **NONE**

F. DEVELOPMENT PLAN APPROVAL REQUESTS

1. 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

CASE CONTINUED FROM JUNE 22ND APC MEETING PER APC REQUEST

Documents:

F.1.A STAFF REPORT_PSDP-26-12.PDF
F.1.B PSDP-26-12 CIVIL PLANS THU_MAY_28_2026.PDF
F.1.C PSDP-26-12 LANDSCAPE PLAN THU MAY 28 2026.PDF
F.1.D PSDP-26-12 LIGHTING PLAN MON_MAY_4_2026_15-55-27.PDF
F.1.E PSDP-26-12 DRAINAGE_REPORT.DOCX_MON_MAY_4_2026_15-52-25.PDF
F.1.F PSDP-26-12 OPERATIONS_AND_MAINTENANCE_MANUAL_MON_MAY_4_2026_15-52-18.PDF
F.1.G PSDP-26-12_TECH REVIEW.PDF

2. PSDP-26-13 GATEWAY 74 DEVELOPMENT PLAN REVIEW

A request to approve a Development Plan Review for construction of two buildings within an industrial development called Gateway 74 with associated parking and utilities. The larger building to the west is 1,014,311 sq. ft. and the smaller building to the east is 174,826 sq. ft. The project is located in the southwest corner of the intersection of the Ronald Reagan Parkway and E CR 750 N.

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

Represented by: Ryan Lindley, Banning Engineering

Documents:

F.2.A STAFF REPORT_PSDP-26-13.PDF
F.2.B GATEWAY74_CIVIL_PLAN_SET.PDF
F.2.C GATEWAY74_LANDSCAPE PLAN.PDF
F.2.D GATEWAY74_LIGHTING_PHOTOMETRICS_PLAN.PDF
F.2.E PSDP-26-13 TECH REVIEW.PDF
F.2.F GATEWAY74_TECH_RESPONSE.PDF

F.2.G GATEWAY74_SWPPP_RESPONSE.PDF
F.2.H GATEWAY74_ARCHITECTURAL_DETAILS.PDF
F.2.I GATEWAY74_DRAINAGE_RESPONSE.PDF
F.2.J GATEWAY_74_OWNER_CONSENT_FORM.PDF

G. OLD BUSINESS

1. NONE

H. CONTINUED PUBLIC HEARINGS

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 the southwest corner of the intersection of SR 267 (Green St.) and Northfield Drive.

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

Represented by: Macy Downey, McBride Dale Clarion

CONTINUED FROM JUNE 22ND APC MEETING PER STAFF REQUEST

Documents:

H.1.A KROGER STAFF REPORT_PCZT-26-2_PCMA-26-4.PDF
H.1.B TECH REVIEW RESPONSE LETTER.PDF
H.1.B.1 PUD AMENDMENT REDLINE 2.PDF
H.1.B.2_NARRATIVE.PDF
H.1.C CONCEPT PLAN.PDF
H.1.D.1 LANDSCAPE EXHIBIT.PDF
H.1.D.2 COLORED LANDSCAPE EXHIIBT.PDF
H.1.D.3 LANDSCAPING CROSS SECTION EXHIBIT.PDF
H.1.E.1_LIGHTING PLANS.PDF
H.1.E.2_LIGHTING SPECS.PDF
H.1.F.1_TIS_2026.05.07.PDF
H.1.F.2_TIS_REVIEW.PDF
H.1.G.1 KROGER_STORE ELEVATIONS.PDF
H.1.G.2 KROGER_FUEL ELEVATIONS.PDF
H.1.G.3 FUEL CENTER OUTDOOR SALES EXHIBIT.PDF
H.1.G.3 FUEL_DUMPSTER_ENCLOSURE_DETAIL.PDF
H.1.H SIGNAGE.PDF
H.1.I_NEIGHBORHOOD MTG INVITE.PDF
H.1.J TECH REVIEW COMMENTS.PDF

I. NEW PUBLIC HEARINGS

1. PCZT-26-3 HEA 1001 HOUSING MATTERS & VARIOUS TEXT AMENDMENTS TO THE UDO

A discussion on the matter of the requirements set forth in House Enrolled Act 1001 (“HEA 1001”) adopted by the Indiana General Assembly in the 2026 Session and certain text amendments to the Town’s Unified Development Ordinance (“UDO”).

Presented by: Shannon Norman, Senior Planner

Documents:

I.1.A PCZT-26-3_STAFF REPORT.PDF
I.1.B PCZT-26-3_EXHIBIT A PROPOSED UDO AMENDMENTS.PDF

J. COMMUNICATIONS AND COMMITTEE REPORTS

1. NONE

K. MISCELLANEOUS BUSINESS

1. NONE

L. ADMINISTRATIVE FILINGS

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

M. CASES FILED FOR FUTURE MEETINGS

1. PSDP-26-14 LION'S TRANS INC. 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.