ADVISORY PLAN COMMISSION AGENDA

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

AUGUST 24, 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. **ELECTION OF OFFICERS**

1. **2026 RECORDING SECRETARY**

D. **APPROVAL OF PREVIOUS MEETING(S) MINUTES**

1. **JULY 27, 2026 - REGULAR MEETING**

Documents:

APC_MINUTES_7-27-26.PDF

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

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

Documents:

DEVELOPMENT PLAN REVIEW ROD_PSDP-26-12 LOW COST SPAYNEUTER PARKING LOT.PDF

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

Documents:

DEVELOPMENT PLAN REVIEW ROD_PSDP-26-13 GATEWAY 74.PDF

F. **HEARING OF REQUESTS FOR CONTINUANCES**

1. **NONE**

G. **DEVELOPMENT PLAN APPROVAL REQUESTS**

1. **PSDP-26-14 LION'S TRANS INC. DEVELOPMENT PLAN REVIEW**

A request to approve a Development Plan Review for construction of a 2,860 sq. ft. over the road truck maintenance building and a 900 sq. ft. office building to serve Lions Trans Inc. with associated parking and utilities. The project is located at 4005 N CR 1000 E.

Parcel(s): 32-08-17-365-002.000-016

Represented by: Jigna Shah, Property Owner

Documents:

G.1.A STAFF REPORT_PSDP-26-14.PDF
G.1.B CIVIL LANDSCAPE LIGHTING PLANS.PDF
G.1.C PROPERTY OWNER CONSENT FORM.PDF
G.1.D PSDP-26-14_TECH_REVIEW.PDF
G.1.E TECH RESPONSE LETTER.PDF
G.1.F ARCHITECTURAL DETAILS.PDF
G.1.G AUTOTURN ANALYSIS LIONS TRANS INC..PDF

H. OLD BUSINESS

1. NONE

I. 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 JULY 27ND APC MEETING PER PETITIONER REQUEST

Documents:

I.1.A KROGER STAFF REPORT_PCZT-26-2_PCMA-26-4_8-17-26.PDF
I.1.B TECH REVIEW RESPONSE LETTER.PDF
I.1.B.1 PUD AMENDMENT REDLINE 2.PDF
I.1.B.1 PUD AMENDMENT REDLINE.PDF
I.1.B.2_NARRATIVE.PDF
I.1.C CONCEPT PLAN.PDF
I.1.D.1 LANDSCAPE EXHIBIT.PDF
I.1.D.2 COLORED LANDSCAPE EXHIBIT.PDF
I.1.D.3 LANDSCAPING CROSS SECTION EXHIBIT.PDF
I.1.E.1_LIGHTING PLANS.PDF
I.1.E.2_LIGHTING SPECS.PDF
I.1.F.1_TIS_2026.05.07.PDF
I.1.F.2_TIS_REVIEW.PDF
I.1.G.1 KROGER_STORE ELEVATIONS.PDF
I.1.G.2 KROGER_FUEL ELEVATIONS.PDF
I.1.G.3 FUEL CENTER OUTDOOR SALES EXHIBIT.PDF

I.1.G.3 FUEL_DUMPSTER_ENCLOSURE_DETAIL.PDF
I.1.H SIGNAGE.PDF
I.1.I_NEIGHBORHOOD MTG INVITE.PDF
I.1.J TECH REVIEW COMMENTS.PDF

J. NEW PUBLIC HEARINGS

1. **NONE**

K. COMMUNICATIONS AND COMMITTEE REPORTS

1. **NONE**

L. MISCELLANEOUS BUSINESS

1. **NONE**

M. ADMINISTRATIVE FILINGS

1. **NONE**

N. CASES FILED FOR FUTURE MEETINGS

1. **PCMA-26-5 Woodland Reserve Rezone – IS To R2**
2. **PCVA-26-3 Arkanoff Vacation/ Dedication Of Right-Of Way (Enderly And Grant Streets)**
3. **CPSP-26-10 Auburn Ridge West, Section 1 Secondary Plat**

O. 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.