ADVISORY PLAN COMMISSION AGENDA

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

SEPTEMBER 28, 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. **AUGUST 24, 2026 - REGULAR MEETING**

   Documents:

   APC_MINUTES_8-24-26.PDF

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

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

   Documents:

   TEXT AMEND ROD_PCZT-26-2 KROGER ZONING TEXT AMENDMENT.PDF
   ZONE MAP AMEND ROD_PCMA-26-4 KROGER REZONE.PDF

E. **NEW BUSINESS**

1. **BROWNSBURG ADVISORY PLAN COMMISSION ORDER NO. 2026-01__APC: ORDER OF THE TOWN OF BROWNSBURG ADVISORY PLAN COMMISSION APPROVING AN INITIAL RESOLUTION TERMINATING THE RETAIL PROPERTIES ECONOMIC DEVELOPMENT AREA AND RETAIL PROPERTIES ALLOCATION AREA**

   Represented by: Ethan Pierce

   Documents:

   E.1.A APC ORDER 2026-01 APC RETAIL PROP TIF AMENDMENT.PDF

2. **BROWNSBURG ADVISORY PLAN COMMISSION ORDER NO. 2026-02__APC: ORDER OF THE TOWN OF BROWNSBURG ADVISORY PLAN COMMISSION APPROVING A DECLARATORY RESOLUTION REMOVING PARCELS FROM THE WYNNE FARMS ALLOCATION AREA**

   Represented by: Ethan Pierce

   Documents:

   E.2.B APC ORDER 2026-02 APC WYNNE FARMS TIF AMENDMENT.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

CONTINUED FROM AUGUST 24TH APC MEETING PER APC REQUEST

Documents:

G.1.A LIONS_TRUCKING_PSDP-26-14_RESPONSE_LETTER_090826_CWB_MON_SEP_14_2026_10-32-17.PDF
G.1.B FINAL_CONSTRUCTION_STORMWATER_PLAN_REVIEW_MS4_LIONSTRUCKING_2026-09-18_FRI_SEP_18_2026_11-51-13.PDF
G.1.C FINAL_REVIEW_LIONSTRUCKING_2026-09-18_FRI_SEP_18_2026_11-51-53.PDF
G.1.D MAINTENANCE BUILDING ELEVATIONS.PDF
G.1.E REVISED CIVIL PLANS.PDF
G.1.F PSDP-26-14 ADDENDUM STAFF REPORT.PDF
G.1.G 21346_OM_MANUAL_7302026_MON_SEP_14_2026_10-33-18.PDF
G.1.H LION_TRUCKING_TECHNICAL_INFORMATION_REPORT_REV3_073026_CWB_MON_SEP_14_2026_10-32-45.PDF

H. OLD BUSINESS

1. NONE

I. CONTINUED PUBLIC HEARINGS

1. NONE

J. NEW PUBLIC HEARINGS

1. PCVA-26-3 ARKANOFF VACATION/ DEDICATION OF ROW PLAT VACATION

A request to vacate a portion of Enderly Avenue to the south of the parcel and a portion of Grant Street will become dedicated right-of-way to accommodate future development on the site. The project is located at the northwest corner of the intersection of Enderly Ave and Grant St (326 N Grant St).

Parcel (s): 32-07-11-135-029.000-016

Represented by: Fred Arkanoff, Arkanoff Painting

Documents:

J.1.A SURVEY AND REVISED PLAT.PDF
J.1.B LANDOWNER_AGREEMENT.PDF
J.1.C TECH_REVIEW_WED_AUG_19_2026.PDF
J.1.D STAFF REPORT PCVA-26-3 GRANT STREET RIGHT-OF-WAY VACATION, FINAL.PDF

K. COMMUNICATIONS AND COMMITTEE REPORTS

1. APC TRAINING SESSION – REZONE PROCESS & COMMITMENTS

Documents:

APC TRAINING SLIDES, 9.28.26.PDF

L. MISCELLANEOUS BUSINESS

1. **NONE**

M. ADMINISTRATIVE FILINGS

1. **CPSP-26-10 AUBURN RIDGE WEST, SECTION 1 SECONDARY PLAT**

N. CASES FILED FOR FUTURE MEETINGS

1. **PCMA-26-5 Woodland Reserve Rezone – IS To R2**
2. **PSDP-26-15 Holiday Inn Express DPR**
3. **CPSP-26-11 Replat Of Lot 6 Heritage Business Park Secondary Plat**
4. **PSDP-26-16 Brownsburg Police Training Campus & Street Dept. DPR**

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.