TOWN OF Brownsburg

BOARD OF ZONING APPEALS AGENDA

Brownsburg Board of Zoning Appeals Meetings are live-streamed and archived.

NOVEMBER 9, 2026

6:00 PM

TOWN COUNCIL MEETING ROOM 61 N. GREEN ST., BROWNSBURG, INDIANA 46112

A. CALL TO ORDER & DETERMINATION OF QUORUM

B. MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE

C. CONSIDERATION OF PREVIOUS MEETING(S) MINUTES

1. OCTOBER 5, 2026 MINUTES - REGULAR MEETING

Documents:

BZA_MINUTES_10.5.26.PDF

D. APPROVAL OF FINDINGS OF FACT

1. BZSE-26-1 MERCY HEALTH CARE SOLUTIONS SPECIAL EXCEPTION USE

Documents:

FOF_APPROVAL_BZSE-26-1.PDF

E. HEARING OF REQUESTS FOR CONTINUANCES

1. NONE

F. CONTINUED PUBLIC HEARINGS

1. NONE

G. OLD BUSINESS

1. NONE

H. NEW BUSINESS

1. BZUV-26-1 DITCH WITCH VAC TRUCK USE VARIANCE

A request for a use variance to allow the addition of a product line of truck mounted vacuum excavation systems (Vehicle/Equipment Sales and Rentals – Heavy) to an existing Ditch Witch business that is zoned C3 (heavy commercial). The site is located at 1550 W. Northfield Drive.

Parcel No(s): 32-07-03-351-002.000-016

Represented by: Tom Steers, 1st Choice Vac Solutions

Advertised Public Hearing

Documents:

H.1.A STAFF REPORT_BZUV-26-1.PDF
H.1.B PROPERTY OWNER CONSENT FORM.PDF
H.1.C CONCEPT_FOR_1550_W._NORTHFIELD_DR..PDF
H.1.D LEGAL DESCRIPTION FOR 1550 W. NORTHFIELD DRIVE.PDF
H.1.E DETAILED STATEMENT OF REASONS.PDF

2. BZSE-26-2 INDY CHAMPS BOXING, KARATE & SPORTS TRAINING SPECIAL EXCEPTION USE

A request for a special exception to allow a 'Recreation/Sports Facility, Indoor (Public or Private)' use in a light industrial (I1) zoned multi-tenant building. The site is located at 1630 S. Green Street, Suite F.

Parcel No(s): 32-07-22-230-001.000-016

Represented by: Keon Biven, Indy Champs

Advertised Public Hearing

Documents:

H.2.A STAFF REPORT_BZSE-26-2.PDF
H.2.B INDY_CHAMPS_HOURS_OF_OPERATION.PDF
H.2.C PROPERTY OWNER CONSENT FORM.PDF
H.2.D DETAILED STATEMENT OF REASONS.PDF

3. BZUV-26-2 BARBERSHOP USE VARIANCE

A request for a use variance to allow a 'Barber/ Beauty Shop and Personal Services' use in a light industrial (I1) zoned multi-tenant building. The site is located at 1630 S. Green Street, Suite G.

Parcel No(s): 32-07-22-230-001.000-016

Represented by: Quentin Russ

Advertised Public Hearing

Documents:

H.3.A STAFF REPORT_BZUV-26-2.PDF
H.3.B PROPERTY OWNER CONSENT FORM.PDF
H.3.C LEGAL DESCRIPTION.PDF
H.3.D DETAILED STATEMENT OF REASONS.PDF
H.3.E BUSINESS PLAN.PDF

4. BZUV-26-3 CARWASH USE VARIANCE

A request for a use variance to allow a ‘Vehicle/ Motorcycle Services - Light’ (Car Wash) use within 300 feet of a residential district. The site is located at 9245 E CR 300 N.

Parcel No(s): 32-08-30-101-002.000-016

Represented by: Andy Kult, Comer Law

Advertised Public Hearing

Documents:

H.4.A STAFF REPORT_BZUV-26-3.PDF
H.4.B SITE PLAN OVERALL SITE.PDF
H.4.C SITE PLAN. LANDSCAPING.PDF
H.4.D SITE PLAN. BUILDING ELEVATIONS.PDF
H.4.E PROPERTY OWNER CONSENT FORM.PDF
H.4.F LEGAL DESCRIPTION.PDF
H.4.G LANDOWNER MAP WAWA.PDF

5. BZSE-26-3 CARWASH SPECIAL EXCEPTION USE

A request for a special exception to allow a ‘Vehicle/ Motorcycle Services - Light’ (Car Wash) use on a heavy commercial (C3) zoned parcel. The site is located at 9245 E CR 300 N.

Parcel No(s): 32-08-30-101-002.000-016

Represented by: Andy Kult, Comer Law

Advertised Public Hearing

Documents:

H.5.A STAFF REPORT_BZSE-26-3.PDF
H.5.B SITE PLAN OVERALL SITE.PDF
H.5.C LANDOWNER MAP WAWA.PDF
H.5.D SITE PLAN. LANDSCAPING.PDF
H.5.E SITE PLAN. BUILDING ELEVATIONS.PDF
H.5.F PROPERTY OWNER CONSENT FORM.PDF

I. COMMUNICATIONS & REPORTS

1. 2027 MEETING CALENDAR

Documents:

2027 PROPOSED BZA DATES.PDF

J. MISCELLANEOUS BUSINESS

1. NONE

K. CITIZENS COMMENTS RELATING TO AGENDA

L. ADJOURNMENT

Board of Zoning Appeals

- Marlon Webb
  Term: 2023-2026
  Appointed by: Town Council President
- Jeff Humphreys
  Term: 2024-2027
  Appointed by: Town Council President
- Kyle Bonick
  Term: 2025-2028
  Appointed by: Town Council President
- Brett Scowden
  Term: 2025-2028
  Appointed by: Advisory Plan Commission
- Nancy Stinson
  Term: 2025-2028
  Appointed by: Town Council

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.