

# ADVISORY PLAN COMMISSION AGENDA

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



**January 23, 2023**

**6:00 PM**

**TOWN COUNCIL MEETING ROOM 61 NORTH GREEN STREET, BROWNSBURG, INDIANA  
46112**

**A. CALL TO ORDER BY PRESIDING OFFICER**

**B. MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE**

**C. ELECTION OF OFFICERS**

1. 2023 President - (Presided by the 2022 President)
  
2. 2023 Vice President - (Presided by the 2023 President)
  
3. 2023 Recording Secretary

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

**1. December 28, 2022 Regular Meeting Minutes**

Documents:

[D.1 APC\\_MINUTES\\_12-28-2022.PDF](#)

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

**1. ROD - PSDP-22-28 Shelby Gravel Expansion**

Documents:

[E.1 ROD\\_PSDP-22-28\\_SHELBY GRAVEL EXPANSION DPR.PDF](#)

**2. ROD - PCMA-22-8 The Commerce Park At Brownsburg Raceway Rezone**

Documents:

[E.2 ROD\\_PCMA-22-8\\_COMMERCE PARK AT RACEWAY BLVD REZONE.PDF](#)

**F. HEARING OF REQUESTS FOR CONTINUANCES**

**G. DEVELOPMENT PLAN APPROVAL REQUESTS**

**1. PSDP-22-27 Brownsburg Station Lot 8 Development Plan**

A request for Development Plan Review approval for a 5,683 square foot building

addition to a shopping center and corresponding infrastructure/utilities, approximately 608 W Northfield Drive.

Parcel(s): 32-07-03-227-015.000-026

Represented By: David Marks, V3 Engineering

Documents:

[F.1.A SYNOPSIS\\_PSDP-22-27 BROWNSBURG STATION LOT 8 DPR.PDF](#)  
[F.1.B TECH\\_REVIEW\\_COMMENT\\_RESPONSE\\_11-21-2022.PDF](#)  
[F.1.C BROWNSBURG\\_STATION\\_ADDITION\\_REVISIED\\_PLANS.PDF](#)

## **2. PSDP-22-29 Westwind Construction Apartments**

A request for Development Plan Review approval to construct three multiple family apartment buildings with associated parking, amenities, and site features, approximately 10 acres in Block B of West Wynne Farms.

Parcel(s): 32-07-26-105-002.000-016

Represented By: Greg Dempsey, Innovative Engineering

Documents:

[F.2.A SYNOPSIS\\_PSDP-22-29 WESTWIND CONSTRUCTION APARTMENTS DPR.PDF](#)  
[F.2.B WESTWIND\\_IECI\\_REVIEW\\_RESPONSE\\_LETTER.PDF](#)  
[F.2.C TECH\\_RESUBMISSION\\_22121\\_WESTWIND\\_APARTMENTS\\_DPR.PDF](#)  
[F.2.D KJG ARCHITECTURE\\_2022 PROJECTS\\_A2022.092 WESTWIND APTS.PDF](#)

## **3. PSDP-22-30 7Brew DPR**

A request for Development Plan Review approval for a coffee shop with a drive-thru and associated parking and site features, approximately 1.55 acres, zoned NC – Neighborhood Commercial.

Parcels: 32-02-34-485-015.000-001, 32-02-34-485-011.000-001, 32-02-34-400-012.000-001

Represented by: Jessica Pearson

*Note: Staff is requesting to present this concurrently with the plat*

Documents:

[F.3.A SYNOPSIS\\_PSDP-22-30 7BREW COFFEE DPR.PDF](#)  
[F.3.B 7 BREW DPR\\_COMMENT\\_RESPONSE\\_LETTER\\_TUE\\_JAN\\_3\\_2023.PDF](#)  
[F.3.C 7 BREW\\_BROWNSBURG\\_CIVIL.PDF](#)  
[F.3.D 7 BREW\\_LANDSCAPE\\_PLAN.PDF](#)  
[F.3.E 7\\_BREW\\_-\\_BROWNSBURG\\_ARCHITECTURAL.PDF](#)

**H. OLD BUSINESS**

**I. CONTINUED PUBLIC HEARINGS**

**J. NEW PUBLIC HEARINGS**

**1. PCPP-22-12 7Brew Primary Plat**

A request for Primary Plat approval to establish a 1 lot subdivision to be known as 7Brew Brownsburg, approximately 1.55 acres, zoned NC – Neighborhood Commercial.

Parcels: 32-02-34-485-015.000-001, 32-02-34-485-011.000-001, 32-02-34-400-012.000-001

Represented by: Karen Sutton

**ADVERTISED PUBLIC HEARING**

Documents:

[J.1.A SYNOPSIS\\_PCPP-22-12\\_7BREW COFFEE SHOP PRIMARY PLAT.PDF](#)

[J.1.B TECH\\_REVIEW\\_PCPP-22-12\\_7BREW\\_PRIMARY\\_PLAT\\_COMMENTS.PDF](#)

[J.1.C 7 BREW\\_PRIMARY\\_PLAT.PDF](#)

**K. COMMUNICATIONS AND COMMITTEE REPORTS**

**L. MISCELLANEOUS BUSINESS**

**M. ADMINISTRATIVE FILINGS**

**1. Administrative Filings**

1. PSDP-22-31 BCSC P.E. Building Minor DPR Amendment
2. PSDP-23-2 BCSC Bus Lot at West Middle School Minor DPR Amendment
3. CPSP-23-1 Auburn Ridge Section 1 Final Plat

**N. CASES FILED FOR FUTURE MEETINGS**

**1. Cases Filed For Future Meetings**

1. PSDP-23-1 McDonalds at Ronald Reagan Logistics Park DPR
2. PCMA-23-1 State Bank on 56<sup>th</sup> Street Rezone to C2
3. PCPP-23-1 Badger Campus Primary Plat
4. PCVA-22-1 Plat Vacation of Pace Motorsports Lot 8 and Badger Park Lot 1

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 DEPARTMENT OF DEVELOPMENT SERVICES AT 317.852.1128.