

# ADVISORY PLAN COMMISSION AGENDA



FEBRUARY 22, 2021  
6:00 PM

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

---

---

- A. CALL TO ORDER & DETERMINATION OF QUORUM
- B. MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE
- C. APPROVAL OF PREVIOUS MEETING(S) MINUTES
  - 1. JANUARY 25, 2021- REGULAR MEETING
- D. APPROVAL OF FINDINGS OF FACT AND REPORTS OF DETERMINATION
  - 1. PCCZ-12-20-1865 GREYSTONE PD AMENDMENT
  - 2. PCCA-12-20-1866 BERSOT CROSSING COMMITMENT AMENDMENT
- E. HEARING OF REQUESTS FOR CONTINUANCES
  - 1. NONE
- F. OLD BUSINESS
  - 1. NONE
- G. CONTINUED PUBLIC HEARINGS
  - 1. NONE
- H. NEW PUBLIC HEARINGS
  - 1. PCMA-01-21-1869 601 E. MAIN STREET REZONE TO C1

A request for a conditional zoning map amendment, to amend the zoning on approximately 0.07 acres of real estate, located immediately behind 601 E. Main Street, from Low Density Multiple-family Residential (M1) to Moderate Intensity General Commercial (C1), for future commercial development.  
Parcels: 32-07-11-450-014.000-016 (parent parcel)

**ADVERTISED PUBLIC HEARING**  
Represented By: Andy Kult, Comer Law Office
  - 2. PCPP-01-21-1870 TOWN HOMES AT WYNNE FARMS PRIMARY PLAT

A request for primary plat approval for a fifty one (51) lot subdivision, on approximately 10.60 acres, located on the south side of CR 300 N and west of Hornaday Road.  
Parcels: 32-07-25-100-010.000-016

**ADVERTISED PUBLIC HEARING**

Represented By: Nathan A. White, Benchmark Consulting, Inc.

3. PCCZ-01-21-1871 MUSSELMAN CONDITIONAL REZONE TO PD

A request for a Conditional Zoning Map Amendment to rezone the property from the Hendricks County Agriculture Residential (HC AGR) district to the Planned Development (PD) district to allow for future residential development, on approximately 54 acres, located at the east side of South Green Street, south of and adjacent to the B & O Trail and north of County Road E 300 N.

Parcels: 32-07-23-300-011.000-016, 32-07-23-300-011.000-015, 32-07-23-306-001.000-016, 32-07-23-300-012.000-015, 32-07-23-300-001.000-015 and 32-07-23-300-003.000-015

**ADVERTISED PUBLIC HEARING**

Represented By: Jon C. Dobosiewicz, Nelson & Frankenberger, LLC

4. PCCA-01-21-1873 W. WYNNE FARMS COMMITMENT AMENDMENT

A request to vacate certain development commitments included in Ordinance 2013-26 made as part of Advisory Plan Commission case 2013-09P, as they relate to the use and development of that parcel of real estate, located at Lot 4 of W. Wynne Farms, Sec. 4.

Parcels: 32-07-23-306-001.000-016

**ADVERTISED PUBLIC HEARING**

Represented By: Jodi Dickey, Town of Brownsburg

5. PCMA-01-21-1874 W. WYNNE FARMS PD AMENDMENT

A request for a conditional zoning map amendment, to amend the zoning on approximately 27.09 acres of real estate, located on Lot 4, West Wynne Farms, from W. Wynne Farms Planned Development (PD) to Musselman Planned Development (PD), for future residential development.

Parcels: 32-07-23-306-001.000-016

**ADVERTISED PUBLIC HEARING**

Represented By: Jodi Dickey, Town of Brownsburg

I. COMMUNICATIONS AND COMMITTEE REPORTS

1. NONE

J. MISCELLANEOUS BUSINESS

1. NONE

K. ADMINISTRATIVE FILINGS

1. ASDP-02-21-1876 TJX HOMEGOODS GUARD SHACK ILP

2. ASDP-02-21-1878 DAIRY QUEEN DPR AMENDMENT

L. CASES FILED FOR FUTURE MEETINGS

1. PSDP-02-21-1875 DIXON PROPERTIES DPR

2. PCPP-02-21-1877 BAILEY PARK II PRIMARY PLAT

3. PSDP-02-21-1879 WEST MIDDLE SCHOOL ADDITION & RENOVATIONS DPR

4. PCCZ-02-21-1880 FAIRVIEW WEST CONDITIONAL REZONE TO PD

5. PSDP-02-21-1881 ALDI DPR

M. ADJOURNMENT