

# ADVISORY PLAN COMMISSION AGENDA



MARCH 22, 2021  
6:00 PM

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

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- A. CALL TO ORDER & DETERMINATION OF QUORUM
- B. MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE
- C. APPROVAL OF PREVIOUS MEETING(S) MINUTES
  - 1. FEBRUARY 22, 2021- REGULAR MEETING
- D. APPROVAL OF FINDINGS OF FACT AND REPORTS OF DETERMINATION
  - 1. PCMA-01-21-1869      601 E. MAIN STREET REZONE TO C1
  - 2. PCPP-01-21-1870      TOWN HOMES AT WYNNE FARMS PRIMARY PLAT
  - 3. PCCZ-01-21-1871      MUSSELMAN CONDITIONAL REZONE TO PD
  - 4. PCCA-01-21-1873      W. WYNNE FARMS COMMITMENT AMENDMENT
  - 5. PCMA-01-21-1874      W. WYNNE FARMS PD AMENDMENT
- E. HEARING OF REQUESTS FOR CONTINUANCES
  - 1. PCMA-11-20-1859      REDWOOD REZONE TO M2  
A request for a conditional zoning map amendment, to amend the zoning on approximately 31.28 acres of real estate, located at US 136 and CR 600 N, from Agricultural (AG) to Medium Density Multiple-family Residential (M2), for the purpose of creating a multiple-family residential subdivision.  
Parcels: 32-07-04-400-004.000-016  
**ADVERTISED PUBLIC HEARING**  
Represented By: Russell L. Brown, Clark, Quinn, Moses, Scott & Grahn, LLP
- F. OLD BUSINESS
  - 1. NONE
- G. CONTINUED PUBLIC HEARINGS
  - 1. NONE
- H. NEW PUBLIC HEARINGS
  - 1. PSDP-02-21-1877      WEST MIDDLE SCHOOL ADDITION & RENOVATIONS DPR  
A request for development plan review approval of four proposed building additions, asphalt pavement

for parking expansion and improvements, rerouting of the southern access drive and walk, and stormwater conveyance and detention in an Institutional (IS) District, on approximately 43.3 acres, located at 1555 South Odell Street.

Parcels: 32-07-23-200-007.000-016

**ADVERTISED PUBLIC HEARING**

Fred Prazeau, Context Design

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

A request for development plan review approval for an approximately 45,119 sq. ft. building and associated parking, draining and infrastructure in a Motor Sports (MS) District, on approximately 1.06 acres, located at 469 North Point Ct.

Parcels: 32-07-12-356-004.000-016

**ADVERTISED PUBLIC HEARING**

Represented by: Brian Cross, Civil Site Group, Inc.

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

A request for primary plat approval for a two (2) lot minor subdivision, on approximately 4.92 acres, located on the South side of Patrick Place approximately 250' West of East Northfield Drive.

Parcels: 32-07-02-465-001.000-016 & 32-07-02-400-018.000-016

**ADVERTISED PUBLIC HEARING**

Represented By: Gordan D. Kritz, Stoepfelwerth & Associates, Inc.

4. PCCZ-02-21-1880 FAIRVIEW WEST 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 96 acres, located at 5820 and 5763 E County Road 700 N.

Parcels: 32-02-33-300-003.000-001 and 32-07-04-200-006.000-001

**ADVERTISED PUBLIC HEARING**

Chip Krusemark, Olthof Homes LLC

5. PSDP-02-21-1881 ALDI DPR

A request for development plan review approval for a 20,442 sq. ft. building and associated parking in a Moderate Intensity General Commercial (C1) District, on approximately 4.31 acres, located on Lot 3 of Brownsburg Business Park.

Parcels: 32-07-02-479-001.000-016

**ADVERTISED PUBLIC HEARING**

Represented by: Aaron Hurt, Civil & Environmental Consultants, Inc.

I. COMMUNICATIONS AND COMMITTEE REPORTS

1. NONE

J. MISCELLANEOUS BUSINESS

1. NONE

K. ADMINISTRATIVE FILINGS

1. CPSP-03-21-1882 GREYSTONE SEC. 4

2. CPSP-03-21-1883 GREYSTONE SEC. 5

3. CPSP-03-21-1884 BELLE ARBOR SEC. 4

L. CASES FILED FOR FUTURE MEETINGS

1. PCMA-03-21-1885      LACY FARMS REZONE TO HC AND I2
2. PCCZ-03-21-1886      WINSTEAD PARK COND. REZONE TO PD
3. PSDP-03-21-1887      BANYAN CONSTRUCTION HEADQUARTERS DPR
4. PCMA-03-21-1888      4730 N COUNTY ROAD 900 E PD AMEND.
5. PSDP-03-21-1889      SPENCER PROFESSIONAL BUILDING DRP

M. ADJOURNMENT