



## ADVISORY PLAN COMMISSION AGENDA

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

**September 25, 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. APPROVAL OF PREVIOUS MEETING(S) MINUTES**

**1. August 28 Regular Meeting Minutes**

Documents:

[APC\\_MINUTES\\_08-28-23.PDF](#)

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

**1. Findings Of Fact And Reports Of Determination**

Documents:

[FOF\\_PSDP-23-9 KID CITY DAYCARE.PDF](#)

**E. HEARING OF REQUESTS FOR CONTINUANCES**

**F. DEVELOPMENT PLAN APPROVAL REQUESTS**

**1. PSDP-23-13 Wawa Convenience Center**

A request to approve a 5,919 square foot convenience center with fueling stations and the redevelopment of 60 E Garner Road.

Parcel(s): 32-02-35-300-004.000-026

Represented by: Michael Pannell, Stonefield Engineering

Documents:

[F.1.A SYNOPSIS\\_PSDP-23-13\\_WAWA DPR.PDF](#)

[F.1.B TECH REVIEW\\_PSDP-23-13.PDF](#)

[F.1.C DEVELOPMENT\\_PLAN\\_MON\\_JUL\\_10\\_2023\\_14-53-15.PDF](#)

[F.1.D SURVEY\\_MON\\_JUL\\_10\\_2023\\_15-02-01.PDF](#)

[F.1.E LANDSCAPING\\_PLAN\\_MON\\_JUL\\_10\\_2023\\_14-53-58.PDF](#)

[F.1.F WAWA - BROWNSBURG, IN\\_ EXTERIOR ELEVATIONS- BRICK ON BRICKR.PDF](#)

[F.1.G LIGHTING\\_FULL SUBMITTAL PACKAGE.PDF](#)

[F.1.H TRUCK\\_TURNING\\_MON\\_JUL\\_10\\_2023\\_15-01-47.PDF](#)

**2. PSDP-23-14 Christian Brothers Automotive DPR**

A request to approve an automotive repair use of 5,361 square feet (Christian Brothers Automotive) at the southeast corner of SR 267 and S Northfield Drive.

Parcel(s): 32-07-26-150-004.000-016

Represented by: Josh Manion, Progressive AE

Documents:

F.2.A SYNOPSIS\_PSDP-23-14\_CHRISTIAN BROTHERS AUTO DPR.PDF  
F.2.B TECH REVIEW\_CHRISTIAN BROTHERS AUTOMOTIVE.PDF  
F.2.C 08 31 RESPONSE LETTER TO TECH REVIEW COMMENTS.PDF  
F.2.D 09 15 RESPONSE LETTER TO STORMWATER REVIEW  
COMMENTS.PDF  
F.2.E CHRISTIAN\_BROTHERS\_INTRO\_LETTER.PDF  
F.2.F CBA - BROWNSBURG IN - CIVIL PLANS\_SEALED.PDF  
F.2.G CBA\_-\_BROWNSBURG\_IN\_-\_LANDSCAPE\_PLANS.PDF  
F.2.H CBA\_BROWNSBURG\_IN\_-\_ARCH.PDF  
F.2.I CBA\_BROWNSBURG\_IN\_-\_SITE\_PHOTOMETRIC\_PLAN.PDF

**G. OLD BUSINESS**

**H. CONTINUED PUBLIC HEARINGS**

**I. NEW PUBLIC HEARINGS**

**J. COMMUNICATIONS AND COMMITTEE REPORTS**

**K. MISCELLANEOUS BUSINESS**

**L. ADMINISTRATIVE FILINGS**

**1. Administrative Filings**

1. CPSP-23-12 KID CITY DAYCARE SECONDARY PLAT
2. CPSP-23-13 TRAILSIDE TOWNHOMES SECTION 2 SECONDARY PLAT

**M. CASES FILED FOR FUTURE MEETINGS**

**1. Cases Filed For Future Meetings**

1. PCPP-23-10 MEIJER SUBDIVISION PRIMARY PLAT
2. PSDP-23-18 MEIJER DEVELOPMENT PLAN REVIEW
3. PSDP-23-16 BCSC TENNIS COURTS DPR
4. PSDP-23-17 REINBOLD DEVELOPMENT DPR
5. PCZT-23-3 WESTBRANCH PLANNED DEVELOPMENT DISTRICT TEXT  
AMENDMENT

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.