



ADVISORY PLAN COMMISSION AGENDA

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

NOVEMBER 27, 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. October 23, 2023 Regular Meeting Minutes

Documents:

[APC_MINUTES_10-23-23.PDF](#)

D. APPROVAL OF FINDINGS OF FACT AND REPORTS OF DETERMINATION

1. Findings Of Fact And Reports Of Determination

Documents:

[FOF_PSDP-23-16.PDF](#)

[FOF_PSDP-23-17.PDF](#)

E. HEARING OF REQUESTS FOR CONTINUANCES

F. DEVELOPMENT PLAN APPROVAL REQUESTS

G. OLD BUSINESS

H. CONTINUED PUBLIC HEARINGS

1. PCCA-23-1 Beacon Pointe Commitment Amendment

A request to remove a zoning commitment from the Primary Plat related to fencing, related to Lots 122-137 of the Beacon Pointe Subdivision.

Represented by: Patrick Cummins, Beacon Pointe HOA

ADVERTISED PUBLIC HEARING - Continued from August 2023 Meeting

Documents:

[H1A UPDATED_SYNOPSIS_PCCA-23-1 BEACON POINTE COMMITMENT](#)

AMENDMENT.PDF
H1B BEACON_POINTE-
SEC_2_RECORDED__COMMITMENTS_THU_AUG_17_2023_0.PDF
H1C BEACON_POINTE_COVENANTS_AND_RESTRICTIONS_-
_PROCESS_TO_AMEND.PDF
H1D BEACON_POINTE_- _LETTER_TO_PLAN_COMMISSION.PDF
H1E PLAN_COMMISSION_LETTER_TUE_NOV_14_2023_12-17-21.PDF
H1F PCCA-23-
1_BEACON_POINTE__ROTMAN_LEGAL_OPINION_EXHIBIT_TUE_N.PDF
H1G MAPLE_GROVE_CONTINUANCE_REQUEST_02-13-2018.PDF
H1H HEARING_TRANSCRIPT_TUE_NOV_14_2023_12-21-46.PDF
H1I HOME_VALUE_REPORT_TUE_NOV_14_2023_12-24-15.PDF
H1J HOMEOWNER_COMMITMENT_AWARENESS_THU_AUG_17_2023.PDF
H1K GMAIL_- _BEACON_POINTE_PHASE_II_THU_AUG_17_2023_09-45-
40.PDF
H1L GMAIL_- _RE__BEACON_POINTE_PHASE_II_THU_AUG_17_2023_09-
45-59.PDF
H1M GMAIL_- _RE__MARCH_26_2018_PLAN_COMMISSION_AGENDA.PDF
H1N YAHOO_MAIL_- _RE__CUMMINS_HOME_- _BEACON_POINTE_-
_RESTRICTION.PDF
H1O MAPLE_GROVE_PROPOSAL_TUE_NOV_14_2023_13-32-13.PDF
H1P MAPLE_GROVE_-
_BEACON_POINTE_COMMUNICATION_TUE_NOV_14_2023_1.PDF
H1Q SILVERTHORNE_- _RE__BEACON_POINTE_SUBDIVISION_-
_FENCE_COMMIT.PDF
H1R FENCE_QUOTE_1_THU_AUG_17_2023_09-31-47.PDF
H1S FENCE_QUOTE_2_THU_AUG_17_2023_09-32-01.PDF
H1T FENCE_QUOTE_3_TUE_NOV_14_2023_12-37-15.PDF
H1U FENCE_QUOTE_1__-_SHORTER_DEPTH_TUE_NOV_14_2023.PDF

I. NEW PUBLIC HEARINGS

1. PCPP-23-10 Meijer Subdivision Primary Plat

A request for a primary plat approval for a commercial subdivision dividing approximately 35.69 acres into 7 lots. This property is located at the northeast corner of 56th Street and CR 900. Waivers are requested to reduce the perimeter landscape width to 25 feet to accommodate an existing easement and provide mounding and shrubs in lieu of trees required in perimeter landscaping.

Represented by: Abby Jacobs, Woolpert

Parcel(s): 32-08-06-310-003.000-016, 32-08-06-310-002.000-016

ADVERTISED PUBLIC HEARING

Documents:

SYNOPSIS_PCPP-23-10_MEIJER PRIMARY PLAT.PDF
TECH REVIEW_PCPP-23-10.PDF
PRIMARY PLAT_MEIJER SUBDIVISION.PDF
PRIMARY PLAT_MEIJER_WAIVER LETTER.PDF

J. COMMUNICATIONS AND COMMITTEE REPORTS

1. Withdrawn Case: PCMA-23-7 SE Corner Of Northfield/625 Rezone To MS

Case withdrawn prior to notice, no additional action is needed.

2. Highlights From November 6th UDO Update Open House

Documents:

[DEVELOPMENT SERVICES - UDO MEETING RECAP.PDF](#)

3. Chapter 4 Edits Of Draft UDO And First Draft Of Amenity Table Revision

Combined markup- staff is seeking general feedback and other recommended edits

Amenity Table- based on discussion, a potential alternate amenity table has been drafted for discussion on desired direction

Documents:

[J.3A COMBINED MARKUP_UDO CHAPTER 4_DESIGN AND MAINT.PDF](#)
[J.3B UDO CHAPTER 7 - SUBDIVISION REGULATIONS_AMENITY TABLE MARKUP.PDF](#)

4. 2024 APC Meeting Dates

Documents:

[APC_2024 DATES_DRAFT.PDF](#)

K. MISCELLANEOUS BUSINESS

L. ADMINISTRATIVE FILINGS

M. CASES FILED FOR FUTURE MEETINGS

1. Cases Filed For Future Meetings

1. [PCMA-23-8 The Reserve at Ronald Reagan Rezone to C2 and M3](#)
2. [PSDP-23-20 Indy Decorative Concrete DPR](#)

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.