



ADVISORY PLAN COMMISSION

Minutes

**Brownsburg Town Hall
61 North Green Street
Brownsburg, Indiana 46112**

December 17, 2025

The Brownsburg Advisory Plan Commission was convened at 6:00 PM with a moment of silence and the Pledge of Allegiance. A determination of quorum was found.

Members Present: Scott Doehrman, Kent Fillinger, Jeff Humphreys, Richard Miller, Shawn Pabst, Brett Scowden- Board President and Matt Simpson.

Members Absent: None

Also Present: Steven Fletcher- Development Service Director, Kevin Tolloty -Senior Planner, Lauren Bouslog -Associate Planner, Elizabeth Bentz-Williams – AICP Consultant and Paola Ranney, Administrative Assistant.

C. APPROVAL OF PREVIOUS MEETING MINUTES

1. November 24, 2025 - Regular Meeting

Motion: Jeff Humphreys made a motion to **APPROVE** the November 24, 2025, regular meeting minutes, seconded by Matt Simpson, motion carried 7 In Favor/ 0 Opposed/ 0 Abstained.

D. APPROVAL OF FINDINGS OF FACT AND REPORTS OF DETERMINATION

1. PSDP-25-8 BROWNSBURG HIGH SCHOOL EAST ATHLETIC EXPANSION DEVELOPMENT PLAN REVIEW

2. PCVA-25-1 PROJECT TAHOE STREET VACATION PLAT VACATION

Motion: Jeff Humphreys made a motion to **APPROVE** the Findings of Fact and Reports of Determination FOR the above cases, seconded by Shawn Pabst, motion carried 7 (In Favor/ 0 Opposed/ 0 Abstained.

Motion: Brett Scowden made a motion to **APPROVE** the amending of the agenda to move the 2026 APC Meetings and PCZT-25-4 to immediately follow before any other business, seconded by Jeff Humphreys, motion carried 7 In Favor/ 0 Opposed/ 0 Abstained.

E. COMMUNICATIONS AND COMMITTEE REPORTS

Report from Director of Development Services

Proposed 2026 APC Meeting Dates

Motion: Jeff Humphreys made a motion to **APPROVE** 2026 proposed APC Meeting Dates, seconded by Matt Simpson, motion carried 7 In Favor/ 0 Opposed / 0 Abstained.

F. PCZT-25-4 BRENTWOOD PUD (LOT COVERAGE) ZONING TEXT AMENDMENT

A request to amend a section of the Brentwood Planned Unit Development Ordinance to allow 55% lot coverage instead of the current 45% maximum.

ADVERTISED PUBLIC HEARING OPENED AT 6:04PM

Applicant stepped up to the stand and stated they wish to withdraw their case.

ADVERTISED PUBLIC HEARING CLOSED AT 6:05PM

G. HEARING OF REQUESTS FOR CONTINUANCES

1. PCPP-25-3 HAWK'S LANDING PRIMARY PLAT

A request to approve a primary plat for Hawk's Landing subdivision. The site includes 105 single-family units with their associated roadways and is located along N SR 267 and E 800 N behind Connection Pointe Christian Church.

PARCEL(S): 32-02-34-275-002.000-026, 32-02-34-100-012.000-001, 32-02-34-100-013.000-001

Applicant, Lindsay Phipps, would like to request a continuance.

ADVERTISED PUBLIC HEARING OPENED AT 6:07PM

At the time this case will recess and continue on January 26, 2026

F. DEVELOPMENT PLAN APPROVAL REQUESTS

1. PSDP-25-9 PROJECT FALCON DEVELOPMENT PLAN REVIEW

A request to approve a Development Plan Review for construction of a two story, 371,724 sq. ft. headquarters facility that will include office space, lab space, and production with associated parking and utilities. The project is located in the Ronald Reagan Logistics Park – Phase 2.

Parcel(s): 32-08-07-305-002.000-016

Lauren Bouslog presented. She discussed reasoning and logistics for the request.

Lauren and the Board discussed storm water approval.

Applicant, Dillon Reynolds, stepped up to the stand.

Motion: Jeff Humphreys made a motion to **APPROVE** CASE PSDP-25-9 with staff recommendations, seconded by Richard Miller, motion carried 7 In Favor/ 0 Opposed/ 0 Abstained.

2. PSDP-23-21 LION'S TRANS INC. DEVELOPMENT PLAN REVIEW

A request to approve a Development Plan Review for construction of a 2,860 sq. ft. over the road truck maintenance building and a 900 sq. ft. office building to serve Lions Trans Inc. with associated parking and utilities. The project is located at 4005 N CR 1000 E.

Parcel(s): 32-08-17-365-002.000-016

Lauren Bouslog presented. She discussed reasoning and logistics for the request.

Applicant was a "No Show".

Motion: Shawn Pabst made a motion to continue CASE PSDP-23-21 until January 26, 2026, seconded by Jeff Humphreys, motion carried 7 In Favor/ 0 Opposed/ 0 Abstained.

G. OLD BUSINESS

1. None

H. CONTINUED PUBLIC HEARINGS

1. None

J. NEW PUBLIC HEARINGS

2. PCPP-25-4 KARAM CONVENIENCE CENTER PRIMARY PLAT

A request to approve a primary plat for Karam Convenience Center. The 11.28-acre parcel would be separated into two lots. The site is located at the southeast corner of the intersection of Northfield Drive and N CR 625 E.

Parcel(s): 32-07-03-300-022.000-016

ADVERTISED PUBLIC HEARING OPENED AT 6:18PM

Lauren Bouslog presented. She discussed reasoning and logistics for the request. Lauren and the Board discussed entrances.

Mr. Don Fisher, applicant, stepped up to the stand. Mr. Fisher and the Board discussed design criteria, slow down lanes, light pollution, CR 625 and detention area.

ADVERTISED PUBLIC HEARING CLOSED AT 6:30PM

Motion: Jeff Humphreys made a motion to **APPROVE** PCPP-25-4, with staff conditions, seconded by Kent Fillingner, motion carried 7 In Favor/ 0 Opposed / 0 Abstained.

K. MISCELLANEOUS BUSINESS

1. None

L. ADMINISTRATIVE FILINGS

1. PSDP-22-29 WESTWIND APARTMENTS DPR

N. CASES FILED FOR FUTURE MEETINGS

1. PSDP-25-10 McDonald's Restaurant DPR
2. PSDP-25-11 QuikTrip Landscape Plan DPR
3. PSDP-25-12 Karam Convenience Center DPR
4. PCPP-25-5 Promenade, Sec. 3 Primary Plat
5. PCZT-25-5 Westbranch PUD (Sign Standards) Zoning Text Amendment
6. APLA-25-3 OI Land Ventures Administrative Plat

O. ADJOURNMENT

Motion: Matt Simpson made a motion to **ADJOURN**. Meeting adjourned at **6:34PM**.

Brett Scowden, President

ATTEST: _____
Steven Fletcher, Development Services Director