



ADVISORY PLAN COMMISSION SUMMARY

Meeting Date: March 16, 2026

Meeting Recording Link (Regular Meeting): <https://brownsburgin.new.swagit.com/videos/378180>

Determination of Quorum

1. 7 members present

Approval of Previous Meeting minutes

1. February 23, 2026- REGULAR MEETING MINUTES

APPROVED, all in favor

Approval of Findings of Fact/Reports of Determination

1. PSDP-25-11 QUIKTRIP LANDSCAPE PLAN DEVELOPMENT PLAN REVIEW

APPROVED, all in favor

2. PSDP-25-10 MCDONALD'S DEVELOPMENT PLAN REVIEW

APPROVED, all in favor

3. PSDP-26-1 HEARTLAND DENTAL DEVELOPMENT PLAN REVIEW

APPROVED, all in favor

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

APPROVED, all in favor

5. PCPP-25-5 PROMENADE, SEC. 3 PRIMARY PLAT

APPROVED, all in favor

6. PCZT-25-5 WESTBRANCH PUD (SIGNAGE) ZONING TEXT AMENDMENT

APPROVED, all in favor

Cases and Results

Hearing of Requests for Continuance

1. NONE

DEVELOPMENT PLAN APPROVAL REQUESTS

1. PSDP-25-12 KARAM CONVENIENCE CENTER DEVELOPMENT PLAN REVIEW
Applicant was not present at the time the case was called and there were missing submittals that hindered a comprehensive review of the project. This led to the APC continuing this case to the 4/27/26 meeting. **APPROVED**, all in favor of continuance.



2. PSDP-26-2 RESERVE AT RONALD REAGAN INFRASTRUCTURE DEVELOPMENT PLAN REVIEW
APPROVED, all in favor (approved with staff conditions)

3. PSDP-26-3 COMPASS & KEY INDUSTRIAL PARK DEVELOPMENT PLAN REVIEW
APPROVED, all in favor (approved with staff conditions)

4. PSDP-26-4 DUTCH BROS COFFEE DEVELOPMENT PLAN REVIEW

The applicant is working with the land owner to gain access to a drive on the west side of the parcel to adhere to TECH comments from Planning Services and increase connectivity and emergency service access. The APC continued this case to the 4/27/26 meeting. **APPROVED**, all in favor of continuance.

Old Business

1. NONE

Continued Public Hearings

1. NONE

New Public Hearings

1. PCMA-26-1 AUBURN RIDGE WEST REZONE

UNFAVORABLE RECOMMENDATION, 4-3. Scowden, Humphreys, Kleyle, Hohman, opposed. Pabst, Doehrman, Miller, in favor. The unfavorable recommendation of PCMA-26-1 to Town Council was subject to and conditioned upon the following: 1. Compliance with TECH review comments. 2. Submission of commitments that address the Transportation Study recommendations, and traffic contributions. 3. The development will meet UDO requirements for a new development pertaining to amenities (the lot count will not be combined with the existing Auburn Ridge to determine amenities required, this will be added as #9 to their draft commitments submittal). 4. The last sentence of #6 on the commitments was struck. "In the event the waiver is approved, the applicant will install emergency access if required by the Fire Department." If the developer creates a cul-de-sac by the Tilden Terrace entrance, there will be no access.

2. PCMA-26-2 BROWNSBURG STREET & POLICE DEPT. (BOWMAN ANNEXATION) REZONE

FAVORABLE RECOMMENDATION, 6-0, Pabst recused himself. The favorable recommendation of PCMA-26-2 to Town Council was subject to and conditioned upon the following: 1. Recommendation of commitment to make high intensity buffer zone against residential adjoining property. (A moderate intensity buffer is what is currently required for an incoming institutional use next to single-family detached).

3. PCZT-26-1 UDO UPDATES ZONING TEXT AMENDMENT

FAVORABLE RECOMMENDATION, 7-0. The favorable recommendation of PCZT-26-1 to Town Council was subject to and conditioned upon the following: 1. Update Chapter 3.5 Commercial Sales, Service, and Repair Uses – Additional Standards (P. Tattoo Shop) to say 'measured from the closest point of the tenant space' instead of closest point of the *building or* tenant space.



Communications and Committee Reports

1. NONE

Miscellaneous Business

1. NONE

Administrative Filings

1. CPSP-26-1 RESERVE AT RONALD REAGAN, LOT 1 SECONDARY PLAT
2. CPSP-26-2 PROMENADE, SEC. 3 SECONDARY PLAT

WAITING ON PLATS TO BE DELIVERED TO BE SIGNED BY THE DIRECTOR AND APC PRESIDENT

Cases Filed for Future Meetings

1. PSDP-26-5 Industrial Flex Building DPR
2. PCCZ-26-1 Multi-Family/ Commercial Development Conditional Rezone (AGR to PUD)
3. PCMA-26-3 Low Cost Spay-Neuter Clinic Additional Parking Rezone (TR to C1)
4. PCVA-26-2 Mill St. Plat Vacation
5. PSDP-26-6 Low Cost Spay-Neuter Clinic Building Addition & Parking DPR

_____ *Staff Notes or Comments* _____

A copy of the meeting packet can be found here:

https://www.brownsburg.org/AgendaCenter/ViewFile/Agenda/_03162026-838?html=true