

ADVISORY PLAN COMMISSION AGENDA



JULY 22, 2019
6:00 PM

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

- A. CALL TO ORDER & DETERMINATION OF QUORUM
- B. MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE
- C. APPROVAL OF PREVIOUS MEETING(S) MINUTES
 - 1. June 24, 2019- REGULAR MEETING
- D. APPROVAL OF FINDINGS OF FACT AND REPORTS OF DETERMINATION
 - 1. PSDP-05-19-1728 TOP SHELF STORAGE EXPANSION DPR
 - 2. PSDP-05-19-1730 CALIBER COLLISION DPR
- E. HEARING OF REQUESTS FOR CONTINUANCES
 - 1. PCMA-06-19-1735 BILL ESTES FORD EXPANSION REZONE TO C2
A request for a Zoning Map Amendment to rezone the property from the Moderate Intensity General Commercial (C1) district to the High Intensity General Commercial (C2) district to allow for future commercial development, on approximately 2.63 acres, located at 130 E. Northfield Dr.
Parcels: 32-07-02-426-001.000-016
ADVERTISED PUBLIC HEARING
Represented by: Adam Essink, Kimley-Horn and Associates
 - 2. PSDP-06-19-1736 BILL ESTES FORD PARKING LOT EXPANSION DPR
A request for development plan review approval for construction of an expanded parking lot for display of vehicles in the High Intensity General Commercial (C2) district, on approximately 2.63 acres, located at 130 E. Northfield Dr.
Parcels: 32-07-02-426-001.000-016
ADVERTISED PUBLIC HEARING
Represented by: Adam Essink, Kimley-Horn and Associates
- F. OLD BUSINESS
 - 1. PSDP-10-18-1684 BELLE TIRE DPR
A request for development plan review approval for a 9,878 sq. ft. building with associated parking, in a Moderate Intensity General Commercial (C1) district, on approximately 3.01 acres, located at 318 E. Northfield Dr., Brownsburg, IN 46112.
PARCELS: 32-07-02-452-001.000-016
ADVERTISED PUBLIC HEARING

Represented By: Christopher Enright, Enright Architects

2. PCCZ-04-19-1721 PHILLIPS POINT CONDITIONAL REZONE TO PD

A request for a conditional zoning map amendment, to amend the zoning on approximately 35.57 acres of real estate, located at W. Main Street and N CR 625, from Hendricks County Agriculture Residential (AGR) to Planned Development (PD), for the purpose of creating a single-family developing a residential subdivision.

Parcels: 32-07-03-300-006.000-015

ADVERTISED PUBLIC HEARING

Represented By Jon Dobosciewicz, Nelson & Frankenberger, LLC

G. CONTINUED PUBLIC HEARINGS

1. NONE

H. NEW PUBLIC HEARINGS

1. PSDP-06-19-1734 TJX/HOMEGOODS MAINTENANCE SHOP ADDT. DPR

A request for development plan review approval for a 10,246 sq. ft. commercial building addition in the Low Intensity Industrial (I1) district, on approximately 48.20 acres, located at 850 E. Northfield Dr., Brownsburg, IN 46112.

Parcels: 32-07-12-351-003.000-016

ADVERTISED PUBLIC HEARING

Represented By: Leslie Steinert, LandWorx Engineering, LLC

2. PCPP-06-19-1738 SUNBELT RENTALS PRIMARY PLAT

A request for primary plat approval for a one (1) lot commercial subdivision, in the High Intensity General Commercial (C2) district, on approximately 5.53 acres, located at the SW corner of W. Northfield Dr. and N CR 625 E.

Parcels: 32-07-03-300-021.000-016 and 32-07-03-300-023.000-016

ADVERTISED PUBLIC HEARING

Represented By: Andy Taylor, Kimley-Horn and Associates, Inc.

WAIVER REQUEST; §7.28(B)

3. PSDP-06-19-1739 SUNBELT RENTALS DPR

A request for development plan review approval for an 8,850 sq. ft. commercial building and associated infrastructure including parking, storm water, sewer/water, and landscaping in the in the High Intensity General Commercial (C2) district, on approximately 1.88 acres, located at the SW corner of W. Northfield Dr. and N CR 625 E.

Parcels: 32-07-03-300-021.000-016 and 32-07-03-300-023.000-016

ADVERTISED PUBLIC HEARING

Represented By: Andy Taylor, Kimley-Horn and Associates, Inc.

4. PSDP-06-19-1740 PUBLIC STORAGE BROWNSBURG DPR

A request for development plan review approval for a 32,800 sq. ft. expansion of an existing storage facility and associated infrastructure including parking, storm water, sewer/water, and landscaping in the Low Intensity Industrial (I1) district, on approximately 6.95 acres, located at 1570 Northfield Drive, Brownsburg, IN 46112.

Parcels: 32-07-03-351-001.000-016 AND 32-07-04-226-002.000-026

ADVERTISED PUBLIC HEARING

Represented By: Mike Timko, Kimley-Horn

I. COMMUNICATIONS AND COMMITTEE REPORTS

1. SPECIAL MEETING REQUEST- BILL ESTES

2. REPORT FROM UDO SUBCOMMITTEE

a) Amendments to Article 9, ILP Process and Article 4, Cul-De-Sac Standards in Planned Developments

J. MISCELLANEOUS BUSINESS

1. NONE

K. ADMINISTRATIVE FILINGS

1. ASDP-06-19-1744 HOMEGOODS PARKING LOT IMPROVEMENTS ILP

2. CPSP-07-19-1745 BELLE ARBOR, SEC. 2 FINAL PLAT

3. CPSP-07-19-1746 VILLAS AT WYNNE FARMS SEC. 2A

4. CPSP-07-19-1747 VILLAS AT WYNNE FARMS SEC. 2B

L. CASES FILED FOR FUTURE MEETINGS

1. NONE

M. ADJOURNMENT