

ADVISORY PLAN COMMISSION AGENDA



APRIL 27, 2020
6:00 PM

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

This meeting will be available through video conference where the public will have the opportunity to participate during the public hearing portion of the meeting.

You can join the meeting from a PC, Mac, iPad, iPhone or Android device at the following link:

<https://us02web.zoom.us/j/841265022?pwd=Wnc3Qys4WmpiOTBLeEg4K2ppNVVVSz09>

Password: 0SdsoC

Public Comments or exhibits received prior to 4 pm Monday, April 27, 2020 will be read during the public hearing. Comments can be emailed to DevelopmentServices@Brownsburg.org.

A. CALL TO ORDER & DETERMINATION OF QUORUM

B. MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE

C. APPROVAL OF PREVIOUS MEETING(S) MINUTES

1. FEBRUARY 24, 2020- REGULAR MEETING

D. APPROVAL OF FINDINGS OF FACT AND REPORTS OF DETERMINATION

1. PCMA-12-19-1796 HARRIS POINTE REZONE TO PD

2. PCPP-12-19-1797 HARRIS POINTE PRIMARY PLAT

3. PSDP-12-19-1800 TOWN OF BROWNSBURG FLEET MAINTENANCE BUILDING #2 DPR

4. PCMA-01-20-1803 BAILEY PARK PHASE II REZONE TO M2

E. HEARING OF REQUESTS FOR CONTINUANCES

1. PCPA-03-20-1817 BROWNSBURG SQUARE, SEC. 1 AMENDED PLAT - PLAT VACATION

A request to partially vacate Brownsburg Square Sec. 1 Amended Plat, containing 1 lot and then replat as a single lot for the purposes of complete site redevelopment and new construction of a grocery store, located at 905 N. Green St.

Parcels: 32-07-02-420-004.000-016

ADVERTISED PUBLIC HEARING

Represented by: Russell L. Brown, Clark, Quinn, Moses, Scott & Grahn, LLP

2. PCPA-03-20-1818 BROWNSBURG SQUARE, SEC. 4 - PLAT VACATION

A request to a partially vacate Brownsburg Square Sec. 4, containing 2 parcels then replat as a single lot for the purposes of complete site redevelopment and new construction of a grocery store, located at 905 N. Green St.

Parcels: 32-07-02-482-001.000-016 & 32-07-02-430-001.000-016

ADVERTISED PUBLIC HEARING

Represented by: Russell L. Brown, Clark, Quinn, Moses, Scott & Grahn, LLP

3. PCPP-03-20-1819 BROWNSBURG SQUARE 2020 PRIMARY PLAT

A request for primary plat approval for a two (2) lot commercial subdivision, on approximately 17.59 acres, located at 905 N. Green Street.

Parcels: 32-07-02-420-004.000-016, 32-07-02-482-001.000-016 & 32-07-02-430-001.000-016

ADVERTISED PUBLIC HEARING

Represented by: Russell L. Brown, Clark, Quinn, Moses, Scott & Grahn, LLP

F. OLD BUSINESS

1. NONE

G. CONTINUED PUBLIC HEARINGS

1. NONE

H. NEW PUBLIC HEARINGS

1. PCPA-02-20-1805 BRENTWOOD PRIMARY PLAT AMENDMENT

A request to amend the Brentwood primary plat to reduce the no-access easement along the residential entrance street from 150 ft. to 100 ft. from the edge of right-of-way to maintain the open space and wetland areas, located at 5475 North CR 600 E.

PARCELS: 32-07-10-300-001.000-015

ADVERTISED PUBLIC HEARING

Represented By: Dawn Barnett, Drees Homes

WAIVER REQUEST: ART. 7, SEC. 7.09(C)(2)(B)(I) EA-01: EASEMENT STANDARDS - NO-ACCESS EASEMENTS

2. PCMA-02-20-1807 GREYSTONE PD AMENDMENT

A request for a Zoning Map Amendment to amend an existing Planned Development (PD) district for the purpose(s) of reducing the minimum garage offset from the main front façade required within the Greystone Planned Development (PD) District, on approximately 143.74 acres.

Parcels: 32-07-03-153-001.000-026, 32-07-03-152-013.000-026, 32-07-03-151-012.000-026, 32-07-03-153-002.000-026, 32-07-03-152-014.000-026, 32-07-03-151-013.000-026, 32-07-03-153-003.000-026, 32-07-03-152-015.000-026, 32-07-03-151-014.000-026, 32-07-03-154-004.000-026, 32-07-03-152-016.000-026, 32-07-03-151-015.000-026, 32-07-03-153-005.000-026, 32-07-03-155-002.000-026, 32-07-03-151-016.000-026, 32-07-03-153-006.000-026, 32-07-03-155-003.000-026, 32-07-03-151-017.000-026, 32-07-03-153-007.000-026, 32-07-03-155-004.000-026, 32-07-04-278-002.000-026, 32-07-03-153-008.000-026, 32-07-03-155-005.000-026, 32-07-04-278-003.000-026, 32-07-03-153-009.000-026, 32-07-03-155-006.000-026, 32-07-04-278-004.000-026, 32-07-03-153-010.000-026, 32-07-03-155-007.000-026, 32-07-04-278-005.000-026, 32-07-03-153-011.000-026, 32-07-03-155-008.000-026, 32-07-04-278-006.000-026, 32-07-03-153-012.000-026, 32-07-03-155-009.000-026, 32-07-04-278-007.000-026, 32-07-03-153-013.000-026, 32-07-03-155-010.000-026, 32-07-04-278-008.000-026, 32-07-03-154-001.000-026, 32-07-03-155-011.000-026, 32-07-04-267-001.000-026, 32-07-03-152-002.000-026, 32-07-03-151-001.000-026, 32-07-04-267-002.000-026, 32-07-03-152-003.000-026, 32-07-03-151-002.000-026, 32-07-04-267-003.000-026, 32-07-03-152-004.000-026, 32-07-03-151-003.000-026, 24-0-04-61E-200-010, 32-07-03-152-005.000-026, 32-07-03-151-

004.000-026, 24-1-04-61 E-200-002, 32-07-03-152-006.000-026, 32-07-03-151-005.000-026, 24-1-04-61E-278-001, 32-07-03-152-007.000-026, 32-07-03-151-006.000-026, 14-1-04-61E-400-001, 32-07-03-152-008.000-026, 32-07-03-151-007.000-026, 24-1-04-61E-200-005, 32-07-03-152-009.000-026, 32-07-03-151-008.000-026, 24-1-03-61E-100-006, 32-07-03-152-010.000-026, 32-07-03-151-009 000-026, 24-1-03-61E-I 55-001, 32-07-03-152-011.000-026, 32-07-03-151-010.000-026, 32-07-03-152-012.000-026, 32-07-03-151-011.000-026

ADVERTISED PUBLIC HEARING

Represented By: Timothy E. Ochs, Ice Miller LLP

3. PCMA-02-20-1808 BELLE ARBOR PD AMENDMENT

A request for a Zoning Map Amendment to amend an existing Planned Development (PD) district for the purpose(s) of reducing the minimum garage offset from the main front façade required within the Belle Arbor Planned Development (PD) District, on approximately 78.595 acres.

Parcels: 32-07-01-203-001.000-026, 32-07-01-203-002.000-026, 32-07-01-203-003.000-026, 32-07-01-203-004.000-026, 32-07-01-203-005.000-026, 32-07-01-203-006.000-026, 32-07-01-203-007.000-026, 32-07-01-203-008.000-026, 32-07-01-203-010.000-026, 32-07-01-203-011.000-026, 32-07-01-203-012.000-026, 32-07-01-203-013.000-026, 32-07-01-203-014.000-026, 32-07-01-203-015.000-026, 32-07-01-203-016.000-026, 32-07-01-203-017.000-026, 32-07-01-203-018.000-026, 32-07-01-203-019.000-026, 32-07-01-203-020.000-026, 32-07-01-203-021.000-026, 32-07-01-203-022.000-026, 32-07-01-203-023.000-026, 32-07-01-203-024.000-026, 32-07-01-203-025.000-026, 24-2-36-71E-300-003, 24-1-01-61E-200-001, 24-1-01-61E-202-015, 24-1-01-61E-202-006, 24-1-01-61E-202-001, 24-1-01-61E-201-001, 24-1-01-61E-203-026, 32-07-01-204-001.000-026, 32-07-01-204-002.000-026, 32-07-01-204-003.000-026, 32-07-01-201-002.000-026, 32-07-01-201-003.000-026, 32-07-01-201-004.000-026, 32-07-01-202-002.000-026, 32-07-01-202-003.000-026, 32-07-01-202-004.000-026, 32-07-01-202-005.000-026, 32-07-01-202-007.000-026, 32-07-01-202-008.000-026, 32-07-01-202-009.000-026, 32-07-01-202-010.000-026, 32-07-01-202-011.000-026, 32-07-01-202-012.000-026, 32-07-01-202-013.000-026, 32-07-01-202-014.000-026, 32-07-01-202-015.000-026, 32-07-01-202-016.000-026

ADVERTISED PUBLIC HEARING

Represented By: Timothy E. Ochs, Ice Miller LLP

4. PSDP-03-20-1813 COMPETITION DEVELOPMENT LLC DPR

A request for development plan review approval for two office buildings, one approximately 11,200 sq. ft. and the other approximately 11,600 sq. ft., and associated parking in a Low Intensity Industrial (I1) District, on approximately 2 acres, located at 451 & 491 Johnson Lane.

Parcels: 32-07-10-260-002.000-016 & 32-07-10-260-001.000-016

ADVERTISED PUBLIC HEARING

Kevin Studley, Kruse Consulting, Inc.

5. PSDP-03-20-1815 SUPERIOR GARAGE DPR

A request for development plan review approval for two office buildings, one approximately 6,144 sq. ft. and the other approximately 4,600 sq. ft., and associated parking in a Low Intensity Industrial (I1) District, on approximately 2 acres, located at 431 Johnson Lane.

Parcels: 32-07-10-260-005.000-016

ADVERTISED PUBLIC HEARING

Mike Sells, Kruse Consulting, Inc.

6. PSDP-03-20-1816 WESTWOOD ANIMAL HOSPITAL EXPANSION DPR AMEND.

A request for development plan review approval of an approximately 2,514 sq. ft. building addition and associated parking improvements in a Low Intensity General Commercial (C1) District, on approximately 1.01 acres, located at 211 South Mardale Drive.

Parcels: 32-07-02-210-004.000-026
ADVERTISED PUBLIC HEARING
Todd Wallace, Hamilton Designs, LLC

I. COMMUNICATIONS AND COMMITTEE REPORTS

1. NONE

J. MISCELLANEOUS BUSINESS

1. WITHDRAWN CASE PCMA-08-19-1753 MAIN STREET LOFTS REZONE TO M3

K. ADMINISTRATIVE FILINGS

1. CPSP-02-20-1809 LAURELTON, SEC. 4 FINAL PLAT
2. PCRP-02-20-1811 REPLAT OF LOTS 1 & 2 OF CONNECTION POINTE
3. ASDP-03-20-1812 CARX AUTO SERVICE CENTER DPR MINOR AMEND.
4. ASDP-04-20-1823 SUMMERS PLUMBING, HEATING & COOLING DPR AMENDMENT
5. CPSP-04-20-1824 SUMMERS PLUMBING, HEATING & COOLING FINAL PLAT

L. CASES FILED FOR FUTURE MEETINGS

1. PSDP-03-20-1820 KROGER REDEVELOPMENT DPR
2. PCMA-04-20-1822 5101 CR 500 E REZONE TO RE

M. ADJOURNMENT