



## ADVISORY PLAN COMMISSION AGENDA

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

**JANUARY 26, 2026**

**6:00 PM**

**TOWN COUNCIL MEETING ROOM 61 N. GREEN ST., BROWNSBURG, INDIANA 46112**

**A. CALL TO ORDER BY PRESIDING OFFICER**

**B. MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE**

**C. ELECTION OF OFFICERS**

**1. 2026 PRESIDENT (PRESIDED BY PREVIOUS YEAR PRESIDENT)**

**2. 2026 VICE PRESIDENT (PRESIDED BY 2026 PRESIDENT)**

**3. 2026 RECORDING SECRETARY**

**4. MEMBER APPOINTMENT TO THE BZA**

**D. APPROVAL OF PREVIOUS MEETING(S) MINUTES**

**1. DECEMBER 17, 2025 - REGULAR MEETING**

Documents:

[APC\\_MINUTES\\_12-17-25.PDF](#)

**E. APPROVAL OF FINDINGS OF FACT AND REPORTS OF DETERMINATION**

**1. PCPP-25-4 KARAM CONVENIENCE CENTER PRIMARY PLAT**

Documents:

[FOF\\_PCPP-25-4.PDF](#)

**2. PSDP-25-9 PROJECT FALCON DEVELOPMENT PLAN REVIEW**

Documents:

[FOF\\_PSDP-25-9.PDF](#)

**F. HEARING OF REQUESTS FOR CONTINUANCES**

**1. PSDP-25-12 KARAM CONVENIENCE CENTER DEVELOPMENT PLAN REVIEW**

A request to approve a Development Plan Review for Karam Convenience Center (Lot 1). 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

Represented by: Donald Fisher, Insight Engineering

**PETITIONER REQUESTS A CONTINUANCE TO THE FEBRUARY 23, 2026 HEARING**

**G. DEVELOPMENT PLAN APPROVAL REQUESTS**

**1. 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

Represented by: Brian Moench, Moench Engineering

**THIS CASE WAS CONTINUED BY THE APC AT THE DECEMBER 17, 2025 MEETING**

Documents:

I.2.A CIVIL, LANDSCAPE, AND LIGHTING PLAN (MOST RECENT)  
12.19.25.PDF  
I.2.B STAFF REPORT\_PSDP-23-21.PDF  
I.2.C ARCHITECTURAL DETAILS.PDF  
I.2.D TECH\_REVIEW\_PSDP-23-21.PDF  
I.2.E LIONS\_TRUCKING\_CONSENT\_FORM.PDF  
I.2.F TECH RESPONSE LETTER.PDF  
I.2.G DRAINAGE REPORT.PDF  
I.2.H CIVIL, LIGHTING, LANDSCAPE PLAN SET (BEFORE CONTINUANCE).PDF  
I.2.I\_OM\_MANUAL\_12.19.25\_.PDF  
I.2.J DRAINAGE TECHNICAL REPORT.PDF

**2. PSDP-25-11 QUIKTRIP LANDSCAPE PLAN DEVELOPMENT PLAN REVIEW**

A request to approve a Development Plan Review change for the QuikTrip landscape plan to allow the 2025 Unified Development Ordinance standards to apply instead of the previous ordinance when the Development Plan Review was originally approved in 2024.

Parcel(s): 32-08-18-115-006.000-016

Represented by: Dillon Reynolds, SpaceCo Engineering

Documents:

G.1.A PSDP-25-11 STAFF REPORT.PDF  
G.1.B REVISED LANDSCAPE PLAN\_REV1.PDF  
G.1.C ORIGINAL LANDSCAPE PLAN.PDF  
G.1.D TECH REVIEW COMMENTS.PDF  
G.1.E TECH COMMENT RESPONSE LETTER.PDF  
G.1.F QT 7263 PROPERTY OWNER CONSENT 12.05.2025.PDF  
G.1.G REVISED LANDSCAPE PLAN\_OLD.PDF

### **3. PSDP-25-10 MCDONALD'S DEVELOPMENT PLAN REVIEW**

A request to approve a Development Plan Review for construction of a 4,590 sq. ft. McDonald's building with a drive-thru and associated parking and utilities. The project is located in the southeast corner of the intersection of Northfield Drive and N SR 267.

Parcel(s): 32-07-26-154-001.000-016

Represented by: Cathy Stevens, Permit Solutions Ohio

Documents:

G.2.A STAFF REPORT\_PSDP-25-10.PDF  
G.2.B CIVIL PLANS.PDF  
G.2.C LANDSCAPE PLAN.PDF  
G.2.D LIGHTING PLAN.PDF  
G.2.E BUILDING ELEVATIONS.PDF  
G.2.F STORMWATER O M MANUAL.PDF  
G.2.G DRAINAGE REPORT.PDF  
G.2.H TRAFFIC IMPACT STUDY.PDF  
G.2.I WEST WYNNE FARMS PUD ORDINANCE.PDF  
G.2.J WEST WYNNE FARMS PUD ORDINANCE AMENDMENT.PDF  
G.2.K TECH REVIEW\_PSDP-25-10.PDF  
G.2.L TECH REVIEW RESPONSE LETTER.PDF  
G.2.M ARCHITECTURAL DETAILS.PDF  
G.2.N LOI - OWNERS CONSENT.PDF  
G.2.O MCD BROWNSBURG - SIGNAGE RENDERINGS.PDF

## **H. OLD BUSINESS**

### **1. NONE**

## **I. CONTINUED PUBLIC HEARINGS**

### **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

Represented by: Lindsey Phipps, David Weekley Homes

### **ADVERTISED PUBLIC HEARING**

Documents:

I.1.A FINAL\_TRAFFIC\_STUDY\_NOVEMBER\_2025.PDF  
I.1.B UPDATED PLAT.PDF  
I.1.C HAWKS LANDING TIS CROSSROAD REVIEW.PDF  
I.1.D UPDATED LETTER\_OF\_INTENT.PDF  
I.1.E TRAFFIC STUDY JULY 2024.PDF  
I.1.F TECH\_REVIEW\_PCPP-25-3.PDF  
I.1.G EXECUTED MOU\_COUNTY COMMISSIONERS - WEEKLEY HOMES LLC.PDF  
I.1.H PLAT\_LOT\_WIDTH\_EXHIBIT.PDF  
I.1.I ORDINANCE NO. 2021-30.PDF  
I.1.J STAFF REPORT\_PCPP-25-3 REV. 1-20-26.PDF

## **J. NEW PUBLIC HEARINGS**

### **1. PCPP-25-5 PROMENADE, SECTION 3 PRIMARY PLAT**

A request to approve a primary plat for Promenade, Section 3. The 7.99-acre parcel will add 20 single-family homes to the existing PUD. The site is located just west of and adjoins the existing Promenade subdivision.

Parcel(s): 32-07-24-300-001.000-016

Represented by: Melissa Garrard, Pulte Homes

#### **ADVERTISED PUBLIC HEARING**

Documents:

J.1.A PRIMARY PLAT.PDF  
J.1.B RECORDED-COMMITMENTS-DANIELS (PROMENADE EXT)-EXECUTED1.PDF  
J.1.C OWNER-CONSENT-FORM-DANIELS (2).PDF  
J.1.D TECH\_REVIEW\_PCPP-25-5.PDF  
J.1.E TECH RESPONSE LETTER.PDF  
J.1.F DRAINAGE REPORT 12.08.25.PDF  
J.1.G STAFF REPORT\_PCPP-25-5.PDF

### **2. PCZT-25-5 WESTBRANCH PUD (SIGNAGE) ZONING TEXT AMENDMENT**

A request to amend a section of the Westbranch Planned Unit Development Ordinance to allow a permanent sign on the leasing clubhouse.

Represented by: Justin Mitchell, Buckingham Companies

#### **ADVERTISED PUBLIC HEARING**

Documents:

J.2.A PCZT-25-5 WESTBRANCH PUD TEXT AMENDMENT.PDF  
J.2.B OWNER CONSENT FORM.PDF  
J.2.C LEGAL DESCRIPTION.PDF  
J.2.D ORDINANCE 2022-14 - TO AMEND OFFICIAL ZONING MAP.PDF  
J.2.E PROPOSED AMENDED TEXT.PDF  
J.2.F UDO SECTION 5.66 AND 5.69.PDF  
J.2.G LOCATION MAP.PDF

**K. COMMUNICATIONS AND COMMITTEE REPORTS**

1. NONE

**L. MISCELLANEOUS BUSINESS**

1. NONE

**M. ADMINISTRATIVE FILINGS**

1. APLA-25-3 OI LAND VENTURES ADMINISTRATIVE PLAT
2. CPSP-24-7 CENTENNIAL, SECTION 1 LOT ADJUSTMENT

**N. CASES FILED FOR FUTURE MEETINGS**

1. APLA-26-1 HEARTLAND DENTAL LOT SPLIT
2. PSDP-26-1 HEARTLAND DENTAL DPR

**O. ADJOURNMENT**

Advisory Plan Commission

- Brett Scowden,  
President  
Term: 2023-2026  
Appointed by: Town  
Council President
- Thomas Kleye  
Term: 2026-2029  
Appointed by: Town  
Council President
- Richard Miller  
Term: 2023-2026  
Appointed by: Town  
Council President
- Shawn Pabst  
Term: 2026-2029  
Appointed by: Town  
Council
- Scott Doehrman  
Term: 2025-2028  
Appointed by: Town  
Council
- Jeff Humphreys  
Term: 2024-2027  
Appointed by: Town  
Council President

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 Development Services Department at (317) 852-1128.