



ADVISORY PLAN COMMISSION AGENDA

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

FEBRUARY 23, 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](#)

- 3. CASES WITH A '*' NEXT TO THE CASE NUMBER HAVE BEEN ADDED FROM THE CANCELLED JANUARY 26TH MEETING**

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

CONTINUANCE REQUESTED BY THE PETITIONER

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:

[G.1.A NEWEST CIVIL LANDSCAPE LIGHTING PLAN.PDF](#)
[G.1.B STAFF REPORT_PSDP-23-21.PDF](#)
[G.1.C ARCHITECTURAL DETAILS.PDF](#)
[G.1.D TECH_REVIEW_PSDP-23-21.PDF](#)
[G.1.E LIONS_TRUCKING_CONSENT_FORM.PDF](#)
[G.1.F TECH RESPONSE LETTER.PDF](#)
[G.1.G DRAINAGE REPORT.PDF](#)
[G.1.H CIVIL, LIGHTING, LANDSCAPE PLAN SET \(BEFORE CONTINUANCE\).PDF](#)
[G.1.I_OM_MANUAL_12.19.25_.PDF](#)
[G.1.J DRAINAGE TECHNICAL REPORT.PDF](#)
[G.1.K NEWEST OM MANUAL FEB 4 26.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.2.A PSDP-25-11 STAFF REPORT.PDF
G.2.B REVISED LANDSCAPE PLAN_REV1.PDF
G.2.C ORIGINAL LANDSCAPE PLAN.PDF
G.2.D TECH REVIEW COMMENTS.PDF
G.2.E TECH COMMENT RESPONSE LETTER.PDF
G.2.F QT 7263 PROPERTY OWNER CONSENT 12.05.2025.PDF
G.2.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.3.A STAFF REPORT_PSDP-25-10 REVISED.PDF
G.3.B CIVIL PLANS (REVISED).PDF
G.3.C LANDSCAPE PLAN (REVISED).PDF
G.3.D LIGHTING PLAN.PDF
G.3.E BUILDING ELEVATIONS (REVISED).PDF
G.3.F STORMWATER O M MANUAL.PDF
G.3.G DRAINAGE REPORT (REVISED).PDF
G.3.H TRAFFIC IMPACT STUDY.PDF
G.3.I WEST WYNNE FARMS PUD ORDINANCE.PDF
G.3.J WEST WYNNE FARMS PUD ORDINANCE AMENDMENT.PDF
G.3.K TECH REVIEW_PSDP-25-10.PDF
G.3.L TECH REVIEW RESPONSE LETTER (REVISED).PDF
G.3.M ARCHITECTURAL DETAILS.PDF
G.3.N LOI - OWNERS CONSENT.PDF
G.3.O MCD BROWNSBURG - SIGNAGE RENDERINGS.PDF
G.3.P TECH RESPONSE LETTER (ARCHITECTURE).PDF

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

A request to approve a Development Plan Review for the construction of a ~4,285 sq. ft. Heartland Dental office with associated sidewalks, parking area, landscaping, and utilities. The project is in Outlot A of the new Meijer development along E. 56th St.

Parcel(s): 32-08-06-311-006.000-016

Represented by: Jillian Richardson, Woolpert Inc.

Documents:

G.4.A STAFF REPORT_PSDP-26-1.PDF
G.4.B TECH_REVIEW_PSDP-26-1.PDF
G.4.C TECH RESPONSE LETTER.PDF
G.4.D STORMWATER MANAGEMENT SUMMARY.PDF
G.4.E PROPERTY OWNER CONSENT FORM.PDF
G.4.F O M MANUAL.PDF

H. OLD BUSINESS

1. NONE

I. CONTINUED PUBLIC HEARINGS

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.E PROPOSED AMENDED TEXT.PDF
J.2.F UDO SECTION 5.66 AND 5.69.PDF
J.2.G LOCATION MAP.PDF
J.2.H MICROSOFT WORD - EX. D TA STATEMENT OF INTENT AND
PROJECT DESCRIPTION 08.29.23.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*

3. APLA-26-1 HEARTLAND DENTAL LOT SPLIT

N. CASES FILED FOR FUTURE MEETINGS

1. PSDP-26-2 Reserve At Ronald Reagan Infrastructure DPR

2. CPSP-26-1 Reserve At Ronald Regan, Lot 1 Secondary Plat

3. CPSP-26-2 Promenade, Sec. 3 Secondary Plat

4. PSDP-26-3 Compass & Key Industrial Park DPR

5. PSDP-26-4 Dutch Bro's Coffee DPR

6. PCMA-26-1 Auburn Ridge West Rezone (AG To R1&R2)

7. PCMA-26-2 Brownsburg Street & Police Dept. Rezone (Bowman Property Annexation)

O. ADJOURNMENT

Advisory Plan Commission

- Brett Scowden,
President
Term: 2023-2026
Appointed by: Town
Council President
- Cindy Hohman
Term: 2026-2029
Appointed by: Town
Council

- Thomas Kleyle
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.