

TOWN OF Brownsburg

ADVISORY PLAN COMMISSION Minutes

**Brownsburg Town Hall
61 North Green Street
Brownsburg, Indiana 46112**

February 23, 2026

The Brownsburg Advisory Plan Commission was convened at 6:00 PM with a moment of silence and the Pledge of Allegiance. A determination of quorum was found.

Members Present: Scott Doehrman, Thomas Kleyle, Jeff Humphreys, Richard Miller, Shawn Pabst, Brett Scowden- Board President and Cindy Hohman.

Members Absent: None

Also Present: Steven Fletcher- Development Service Director, Lauren Bouslog-Associate Planner, Elizabeth Bentz-Williams – AICP Consultant and Lindsay Baranyi, Recording Secretary.

C. ELECTION OF OFFICERS

1. 2026 PRESIDENT- BRETT SCOWDEN

- Brett Scowden was nominated by Cindy Hohman, Seconded by Shawn Pabst.
- There were no other nominations
- All were in favor.

2. 2026 VICE-PRESIDENT – RICHARD MILLER

- Richard Miller was nominated by Brett Scowden, Seconded by Jeff Humphreys.
- There were no other nominations.
- All were in favor.

3. 2026 RECORDING SECRETARY – LINDSAY BARANYI

- Lindsay Baranyi was nominated by Shawn Pabst, Seconded by Cindy Hohman.
- There were no other nominations.
- All were in favor.

D. APPROVAL OF PREVIOUS MEETING MINUTES

1. December 17, 2025 - Regular Meeting

Motion: Jeff Humphreys made a motion to **APPROVE** the December 17, 2025 regular meeting minutes, seconded by Shawn Pabst, motion carried 7 In Favor/ 0 Opposed/ 0 Abstain.

E. APPROVAL OF FINDINGS OF FACT AND REPORTS OF DETERMINATION

- 4. PCPP-25-4KARAM CONVENIENCE CENTER PRIMARY PLAT
- 5. PSDP-25-9 PROJECT FALCON DEVELOPMENT PLAN REVIEW

Motion: Shawn Pabst made a motion to **APPROVE** the Findings of Fact and Reports of Determination FOR the above cases, seconded by Jeff Humphreys, motion carried 7 In Favor/ 0 Opposed/ 0 Abstained.

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

Brett Scowden Recessed case to continue PSDP-25-12 until March 16, 2026

Brett Scowden made a motion to hear PCPP-25-3 next on the Agenda. Jeff Humphreys seconded the motion. All in favor. Motion Carries

G. 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 OPENED AT 6:07 PM

Elizabeth Bentz-Williams, AICP Consultant, presents the following for staff. The two smaller parcels in the northwest corner were brought in to be used for an entrance on to County Road 800 for Hawk's Landing, a single-family residential subdivision. The proposed new access road is called Hawk Hollow Bend, and is a public street. Right-of-ways do not require annexation in order to put an entrance on the land. The houses that were proposed along this new entrance at the April 28th APC meeting have since been removed. The new proposal breaks the development into two more distinct sections. This will help with traffic dispersion going onto other roads. The original development project has been revised and will not have a vehicular bridge being built across the creek. The bridge is not feasible nor desirable in terms of ongoing maintenance and infrastructure costs. The habitat disruption, erosion, stream maintenance and mitigation and the multi-million-dollar expense were all factors in the removal of the bridge from the design. The conditional rezone request (PCCZ-24-3) was withdrawn at the April 28th APC

meeting. The church to the southeast of Hawk's Landing has attempted to sell their land for some time, but the balance of the site faces various hurdles regarding entrances due to the largely landlocked west side of the church parcel (32-02-34-275-001.000-026).

New Information since October 2025:

Petitioners commissioned an update to the Traffic Study including new traffic counts both on a Thursday and Sunday. The traffic study has been reviewed by Crossroad Engineer's, the Town's consulting engineer and received feedback that the information provided is appropriate and the results on affects to selected intersections and recommended improvements meet acceptable performance standards. The study was also provided to the County Engineer. Petitioners previously worked with Indiana Department of Transportation (INDOT), resulting in moving the location of the initial access point on SR 267 south to the current location. The petitioner entered into a Memorandum of Understanding with the Hendricks County Commissioners regarding the access point improvements on CR 800 North in July 2025.

The plat has been updated to meet the conditions of the 2021 rezoning. Petitioners have provided the following regarding the bridge connection: Linking the eastern and western portions of the development with any kind of bridge is not practical, would require the removal of trees within the riparian buffer along the creek as well as, disturbance of the floodway and wetlands.

It is staff's opinion that bridge location at this location and the resulting damage to the eco-system is not appropriate or desired. For these reasons it also the staff's opinion that the final engineering details support that the plat is as consistent as possible to the conceptual plan.

Petitioners have also provided an exhibit identifying and clarifying compliance with the lot width on the west side of the creek meeting the 90' width requirement.

Staff Questions and Comments to follow:

Mr. Miller addressed the traffic study, specifically a turn lane that was not in compliance at SR 267 and 800. Elizabeth confirms they have agreed to comply with recommendations in the traffic study. They will work with the county.

Mr. Doehrman asked for clarification on the buffer zone in the landscaping plan. There is a 20 ft. tree preservation area.

Mr. Humphrey's questions the connectivity and if there was a waiver required. The petitioner has increased the size and amount of ammenities. Both sides meet the requirements.

Mr. Humphrey's requests for the six criteria to be listed on the screen. He reiterates that tonight's meeting is addressing these criteria only, and that is what will be voted on.

Mr. Kleye asked what an acceptable rating is in terms of the traffic plan. Elizabeth explained the higher to A the better the traffic situation. The traffic engineer is in the audience and can address later.

Ms. Hohman had concerns with the zoning and that it was done some time ago. She also needed clarification on the size and amount of amenities on the East side vs. the West side. The West side is much larger with more lots, which constitutes more amenities.

Mr. Scowden discussed the procedure for when an item does not meet the UDO. Mr. Krapf clarified that we would address the issue with the applicant and give them direction. They will then have the opportunity to meet the requirements of the UDO.

Mr. John Moore presented on behalf of the applicant.

Matt Brown, traffic engineer, spoke on behalf of the traffic study. Grading was addressed and varies between areas. Applicant has agreed to add an additional lane to minimize effect on traffic.

After discussing the case, Mr. Moore confirmed the applicant is willing to comply with all conditions listed and additional conditions requested.

Citizens comments to follow.

Mr. Scowden motioned to allow two addition comments. Mr. Humphrey's seconded. All in favor. Motion carries.

Two additional citizens' comments followed vote.

It was agreed within the APC Board that there should be two more conditions added along with the staff recommendations.

- Corner lots are to be a minimum of 11,250 sq. ft.
- The final plat will comply with matching lot widths.

Applicant confirms the final plat will comply with all conditions.

ADVERTISED PUBLIC HEARING CLOSED AT 7:54 PM

Motion: Richard Miller made a motion to **APPROVE PCPP-25-3**, with staff conditions, seconded by Scott Doehrman, motion carried 6 In Favor/ 1 Opposed / 0 Abstained.

Mr. Scowden called a recess from 8:00pm to 8:07pm

H. 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

Applicant was not present for the second time. Case Dismissed.

Motion: Shawn Pabst made a motion to **DISMISS** , seconded by Jeff Humphreys, motion carried 7 In Favor/ 0 Opposed/ 0 Abstained.

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

Ms. Elizabeth Bentz-Williams, AICP Consultant, presented case of updated landscape plan. The revised plan meets all of the requirements and new standards. Staff recommendation is to approve with staff conditions that will fulfill all tech review comments.

Ms. Hohman addressed the issue of too many oak leaf hydrangeas. Elizabeth clarified that they are not have any more than 35% of one single species. They will meet all tech review comments.

The applicant Derek Gordon approached the podium and stated they are submitting this revised landscape plan to comply with the updated UDO.

Motion: Jeff Humphreys made a motion to **APPROVE PSDP-25-11**, seconded by Shawn Pabst, motion carried 7 In Favor/ 0 Opposed/ 0 Abstained.

3. PSDP-25-10* MCDONNALD'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

Elizabeth Bentz-Williams, AICP Consultant presents this case. This project is a new McDonald's, with drive-thru, to be located at the southeast corner of S. Green Street and Northfield Drive. The restaurant will be accessed from Northfield Drive to the north and from a shared access with Christian Bros. to the south, from S. Green Street. The access point from S. Green Street will be moved to the north, straddling the property line between Christian Bros. and the proposed McDonald's.

The parcel is part of the West Wynne Farms PUD, specifically part of Parcel R. The lot was created as part of the Christian Bros. subdivision. No variances or waivers have been filed for this project. Storm water waiver is still being reviewed. Staff recommends a motion to approve PSDP-25-10 with staff conditions.

Tyler with Civil Environmental Consultants came to the podium to address the storm water waiver. They do not have 18in of clearance for their laterals, thus the need for the waiver.

Mr. Pabst addressed the revised entrance location. Ms. Hohman also shared her concern regarding the entrance. It was agreed that a condition should be added for there to be a

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 OPENED AT 8:43 PM

Lauren Buslog, Planner, presented this case. This project (Promenade, Section 3) proposes a rezone of 7.99 acres of AG (agriculture) zoned land to be turned into 20 lots of single-family residential. This will be an extension of the existing Promenade PUD. The 20 new lots will get access from Paxton Road that leads to Northfield Drive. The parcel to the south (32-07-24-300-002.000-016) has not yet been acquired by the developer, but it is likely that another extension request will be made using this parcel in the future. One of the conditions of the rezone to be approved was to install a temporary turnaround (Lot 122 on the plat) until the stub road to the south can be connected. The site does not require any variances.

Staff recommends to approve PCPP-25-5 with conditions.

Melissa Garrard, Pulte Homes, highlights changes made from when case was in zoning.

Mr. Pabst inquires if they will be combining all of their HOA's and she confirms that will happen.

Mr. Scowden questions CCR's and she clarifies this is for the primary plat.

ADVERTISED PUBLIC HEARING CLOSED AT 8:52 PM

Motion: Shawn Pabst made a motion to send a **APPROVE** FOR PCPP-25-5, with staff conditions, seconded by Scott Doehrman, motion carried 7 In Favor/ 0 Opposed / 0 Abstained.

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 OPENED AT 8:53 PM

Elizabeth Bentz-Williams, AICP Consultant presented this case. The following are proposed changes to the Westbranch PUD Ordinance for discussion by the Plan Commission. The applicant, Justin Mitchell, on behalf of Onyx + East, has submitted this zoning text amendment (PCZT-25-5) to reflect the change that would need to be made to the Westbranch PUD to allow a permanent wall sign on the clubhouse.

Staff is recommending a favorable recommendation as presented. Size of sign being 25 sq ft. was discussed, however no guidelines set in place as to what is allowed for PUD.

Justin Mitchell, Buckingham Companies presented that they are trying to differentiate the leasing office and clubhouse with the other homes.

Mr. Scowden requests the size of sign allowed at leasing office in an apartment complex. No one is able to confirm this information.

ADVERTISED PUBLIC HEARING CLOSED AT 9:05 PM

Motion: Shawn Pabst made a motion for a **FAVORABLE** RECOMMENDATION , **PCZT-25-5**, as presented, seconded by Jeff Humphreys, motion carried 6 In Favor/ 1 Opposed / 0 Abstained.

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

Motion: Jeff Humphreys made a motion to **ADJOURN**. Meeting adjourned at 9:08pm.



Brett Scowden, President

ATTEST: 

Steven Fletcher, Development Services Director