

# TOWN OF Brownsburg

## ADVISORY PLAN COMMISSION Minutes

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

**November 24, 2025**

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, Kent Fillingner, Jeff Humphreys, Richard Miller, Shawn Pabst, Brett Scowden- Board President and Matt Simpson.

Members Absent: None

Also Present: Steven Fletcher- Development Service Director, Kevin Tolloty -Senior Planner, Lauren Bouslog -Associate Planner, Elizabeth Bentz-Williams – AICP Consultant and Paola Ranney, Administrative Assistant.

### **C. APPROVAL OF PREVIOUS MEETING MINUTES**

#### 1. October 27, 2025 - Regular Meeting

**Motion:** Jeff Humphreys made a motion to **APPROVE** the October 27, 2025 regular meeting minutes, seconded by Shawn Pabst, motion carried 7 In Favor/ 0 Opposed/ 0 Abstained.

### **D. APPROVAL OF FINDINGS OF FACT AND REPORTS OF DETERMINATION**

1. PSDP-25-7 DITCH WITCH BUILDING ADDITION DEVELOPMENT PLAN REVIEW
2. PCPP-25-2 COMPASS & KEY INDUSTRIAL PARK, LOT 1 PRIMARY PLAT
3. PCMA-25-4 PROMENADE EXTENSION REZONE
4. PCZT-25-2 PROMENADE PUD ZONING TEXT AMENDMENT
5. PCZT-25-3 UDO UPDATES ZONING TEXT AMENDMENT

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

### **E. HEARING OF REQUESTS FOR CONTINUANCES**

1. None

### **G. DEVELOPMENT PLAN APPROVAL REQUESTS**

1. PSDP-25-8 BHS EAST ATHLETIC EXPANSION DEVELOPMENT PLAN REVIEW

A request to approve a Development Plan Review for construction of a 11,380 SF building for concessions/ athletic support, new track and field facility, new softball fields, new parking lot and drives for pedestrian connectivity and associated utility connections and hardscape. The

project is located at 1000 S Odell St.

Parcel(s): 32-07-14-200-014.000-016, 32-07-14-200-005.000-016

Lauren B. presented. She explained the reasoning and logistics for the request.

Fred Prazeau, applicant stepped up to the stand. Mr. Prazeau addressed the positive changes.

Mr. Prazeau and the Board discussed the pedestrian crosswalk that is going to be added.

**Motion:** Jeff Humphreys made a motion to **APPROVE** with staff recommendations, PSDP-25-8, seconded by Matt Simpson, motion carried 7 In Favor/ 0 Opposed/ 0 Abstained.

#### **H. OLD BUSINESS**

1. None

#### **H. CONTINUED PUBLIC HEARINGS**

None

#### **I. NEW PUBLIC HEARINGS**

1. PCVA-25-1 PROJECT TAHOE STREET VACATION PLAT VACATION

A request to vacate portions of the right-of-way on Corrugated Avenue and Diversified Street. Diversified Street would also be renamed HarperCollins Way. These streets are located in the Ronald Reagan Logistics Park.

Parcel(s): 32-08-07-305-001.000-016 & 32-08-07-305-002.000-016

#### **ADVERTISED PUBLIC HEARING OPENED AT 6:13PM**

Lauren B. presented. She explained the reasoning and logistics for the request.

Dillon Reynolds, applicant, stepped up to the stand. Mr. Pabst pointed out a positive observation, that this project will give a through connection to the north side of town.

#### **ADVERTISED PUBLIC HEARING CLOSED AT 6:17PM**

**Motion:** Jeff Humphreys made a motion to **APPROVE** PCVA-25-1, with staff conditions, seconded by Shawn Pabst, motion carried 7 In Favor/ 0 Opposed / 0 Abstained.

#### **J. COMMUNICATIONS AND COMMITTEE REPORTS**

1. PROPOSED 2026 APC meeting Dates

Mr. Scowden would like for staff to research and consider alternate dates for Spring Break Season.

**Motion:** Brett Scowden made a motion to table Proposed 2026 APC Meeting dates meeting to our December 17, 2025 meeting. Seconded by Matt Simpson, motion carried 7 In Favor/ 0 Opposed / 0 Abstained.

#### **K. MISCELLANEOUS BUSINESS**

1. None

#### **L. ADMINISTRATIVE FILINGS**

1. APLA-25-2 THOMPSON AND HUNT ADDITION, LOTS 11 & 12 ADMINISTRATIVE PLAT

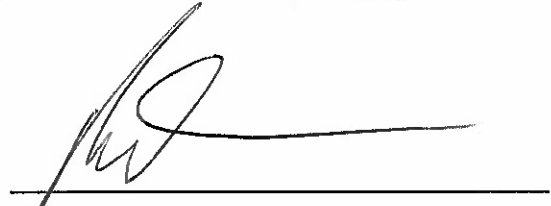
#### **M. CASES FILED FOR FUTURE MEETINGS**

1. PCPP-25-3 Hawk's Landing Primary Plat

2. PSDP-23-21 Lion's Trans Inc. DPR
3. PCZT-25-4 Brentwood PUD Zoning Text Amendment
4. PCZT-25-5 Westbranch PUD Zoning Text Amendment
5. PCPP-25-4 Karam Convenience Center Primary Plat
6. PSDP-25-9 Project Falcon DPR
7. PSDP-22-29 West Wind Apartments DPR


**N. ADJOURNMENT**

**Motion:** Jeff Humphreys made a motion to **ADJOURN**. Meeting adjourned at **6:23PM**.



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Brett Scowden, President

ATTEST: 

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Steven Fletcher, Development Services Director