

## ***ADVISORY PLAN COMMISSION AGENDA***

**JUNE 28, 2010**

**7:00 PM**

**TOWN COUNCIL MEETING ROOM**

**TOWN HALL**

**61 NORTH GREEN STREET**

**BROWNSBURG, INDIANA 46112**

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- A. CALL TO ORDER AND DETERMINATION OF QUORUM
- B. PLEDGE OF ALLEGIANCE
- C. ROLL CALL
- D. ELECTION OF OFFICERS
  - 1. 2010 PRESIDENT – (VICE PRESIDENT PRESIDES) [TO REPLACE VACANCY OF JIM FOREMAN]
  - 2. 2010 VICE PRESIDENT – [IF REQUIRED]
- E. CONSIDERATION OF MINUTES OF PREVIOUS MEETING(S)
  - 1. MAY 24, 2010 – REGULAR MEETING
- F. APPROVAL OF FINDINGS OF FACT
  - 1. PCPP-4-10-1037                      BROADSTONE POINTE                      WYNNE FARMS PARCEL "D"  
    REPORT OF DETERMINATION
- G. PROJECTS REQUESTING CONTINUANCES
  - 1. NONE
- H. OLD BUSINESS
  - 1. **PSDP-4-10-1035                      BROADSTONE POINTE, PHASE ONE                      WYNNE FARMS PARCEL "D"**  
    SITE DEVELOPMENT PLAN REVIEW FOR A SINGLE BUILDING OF 76 SENIOR LIVING APARTMENT UNITS  
    SITUATED ON 5.13 ACRES  
    (PART OF PARCEL # 14-2-25-61E-100-001)  
    **ADVERTISED PUBLIC HEARING** REPRESENTED BY: ED FLEMING, WEIHE ENGINEERS
- I. NEW BUSINESS
  - 1. **PCCZ-3-10-1032                      HERITAGE HILL PUD                      NORTHFIELD DRIVE/SOUTH GREEN STREET**  
    CONDITIONAL ZONING MAP AMENDMENT – THIS REQUEST FOR AN AMENDMENT TO THE STANDARDS FOR THE  
    HERITAGE HILL PUD ESTABLISHED THROUGH THE HENDRICKS COUNTY AREA PLAN COMMISSION AND  
    COUNTY COMMISSIONERS – THE PROPOSED PROJECT INCLUDES: DETACHED SINGLE FAMILY, ATTACHED  
    SINGLE FAMILY, AND MULTI-FAMILY DWELLINGS AS WELL AS A PORTION OF NEIGHBORHOOD COMMERCIAL  
    USES – THE ENTIRE PROJECT CONTAINS 275.76 ACRES

(PARCELS # 08-3-27-61E-200-012, 08-3-27-61E-200-013, 08-3-27-61E-226-001, 08-3-27-61E-100-010, 08-3-27-61E-247-001, 08-3-27-61E-246-001, 08-3-27-61E-551-001, 08-3-27-61E-551-010, 12-1-27-61E-300-025, 12-1-27-61E-426-004, 12-1-27-61E-426-008, 12-1-27-61E-429-008, 12-1-27-61E-429-008, 12-1-27-61E-429-017, 12-1-27-61E-400-030)

**ADVERTISED PUBLIC HEARING** REPRESENTED BY: AMY COMER ELLIOTT

2. **PCMA-6-10-1042**      **WYNNE FARMS PUD AMENDMENT**      **WYNNE FARMS PARCEL "D"**  
 ZONING MAP AMENDMENT – THIS IS A REQUEST FOR AN AMENDMENT TO THE PUD ORDINANCE [#2008-25] ESTABLISHING THE STANDARDS FOR PARCEL "D" OF THE WYNNE FARMS PROJECT CONTAINING 26.75 ACRES. THE REQUEST IS TO REDUCE THE TOTAL NUMBER OF ON-SITE PARKING SPACES REQUIRED IN SECTION 3 OF THE RESIDENTIAL DEVELOPMENT STANDARDS, AND REDUCE THE FENESTRATION REQUIREMENT IN SECTION 8 OF THE ARCHITECTURAL COMMITMENTS.  
 (PART OF PARCEL # 14-2-25-61E-100-001)  
**ADVERTISED PUBLIC HEARING** REPRESENTED BY: ERIKA SCOTT, HERMAN & KITTLE PROPERTIES, INC.

J. REPORTS FROM OFFICERS, COMMITTEES & STAFF

1. ZONING ORDINANCE UPDATE – STAFF WILL BE LOOKING FOR DATES FROM THE COMMISSION MEMBERS FOR A SPECIAL MEETING TO BEGIN DISCUSSING THE ZONING ORDINANCE UPDATE.

K. COMMUNICATIONS & BILLS

1. NONE

L. ADMINISTRATIVE FILINGS

1. ASDP-5-10-1038      HERTZ RENT-A-CAR      1451 SOUTH GREEN STREET  
 SITE DEVELOPMENT PLAN REVIEW
2. CPSP-5-10-1039      BERSOT CROSSING, SEC. 3A      CO. RD. 300 N/ODELL STREET  
 SECONDARY PLAT
3. CPSP-6-10-1043      NORTHFIELD @ WYNNE FARMS, SEC. 2B      CO. RD. 300 N/NORTHFIELD DRIVE  
 SECONDARY PLAT

M. TASK LIST

APC Rules of Procedure	Todd Barker & Tricia Leminger will provide an update at the meeting.
Fiscal Plan Update	Todd Barker will provide an update at the meeting.

N. ADJOURNMENT