

March 10, 2010

The Hendricks County Area Plan Commission Administrative and Plat Committee held a meeting on Wednesday, March 10, 2010 at 9:00 a.m. in the Hendricks County Government Center, Rooms 4 & 5, 355 South Washington Street, Danville, Indiana. Members present: Mr. Don F. Reitz, Plan Director and Chairman; Mr. Brett Pickett, Deputy Surveyor and Acting Member; Mrs. Julie Haan, Environmental Health Acting Member; and Mrs. Sonnie Johnston, Plan Commission Member Representative. Also present was: Mr. Eric Fazzini, Plan Technician; and Mrs. Lesa Ternet, Planner.

Mr. Reitz called the meeting to order. There was a quorum with four (4) members present.

Mr. Reitz stated that hearing items on the agenda had been continued as follows:

MIP 181/10 (AMENDMENT): LARRY TRIVETT
WA 226/10: MIP 181 (AMENDMENT) LARRY TRIVETT
MIP 1044/09: CLAYTON ASSEMBLY OF GOD
DPR 422/10 (SECONDARY): CLAYTON ASSEMBLY OF GOD

Mrs. Johnston made a motion to continue the above matters.

Mrs. Haan seconded the motion.

FOR – 4 – AGAINST – 0 – ABSTAINED – 0 –

Mr. Reitz called for the remaining business item on the agenda:

MAP 713/10 (REPLAT): WEST WOOD ESTATES, LOT 5; a 1-lot replat of an existing major subdivision, 4.3 acres, Liberty Township, S29-T15N-R1E, located on the south side of County Road 350 South, approximately 0.06 mile west of County Road 425 East (Martin Drive). (Kruse Consulting, Inc.)

Mr. Dale Kruse and Mr. Brian Helminiak of Kruse Consulting appeared on behalf of the applicant. Mr. Kruse stated they were requesting approval for a replat of Lot 5 of West Wood Estates. He stated a drainage & utility easement would be removed. He stated the lot lines would not be affected.

Mr. Fazzini stated they had received sign offs from Hendricks Power and TDS.

Mr. Kruse stated that there were no gas lines available for the subdivision and sewer and water lines would not be affected. He stated that the easement being removed was a fifteen foot drainage and utility easement off the east and south lines of the lot.

Mr. Reitz asked if they were removing the easement to allow construction closer to the lot line.

Mr. Kruse stated he believed a variance with the Board of Zoning Appeals had also been filed.

Mr. Reitz asked for questions or comments. There being none, Mr. Reitz called for a motion.

Mrs. Haan made a motion to grant approval for **MAP 713/10 (Replat): West Wood Estates, Lot 5** subject to the staff memorandum dated March 2, 2010.

Mrs. Johnston seconded the motion.

FOR – 4 – AGAINST – 0 – ABSTAINED – 0 –

The staff memorandum was as follows:

March 10, 2010

RE: MAP 713/10 (REPLAT): WEST WOOD ESTATES, LOT 5

The applicant is proposing to replat Lot 5 of the above referenced plat in order to remove a Drainage Easement along the southern lot line. Hendricks Power Cooperative does not intend to use this platted easement as they have a separate Electric Line Location Easement that is servicing this property. Staff has no objection to the replat request so long as the Electric Line Location Easement instrument number is added to the Plat, and the Plat Certificates are updated to match the current Subdivision Control Ordinance.

Mr. Reitz then stated for clarification that the continuance requested for **MIP 181/10** and **WA 226/10** was for ninety days. He asked for another motion on the matter.

Mrs. Johnston then made a motion to grant a 90 day continuance to the June meeting for **MIP 181/10 (Amendment): Larry Trivett** and **WA 226/10: MIP 181 (Amendment) Larry Trivett**.

Mrs. Haan seconded the motion.

FOR – 4 – AGAINST – 0 – ABSTAINED – 0 –

Mr. Kruse then commented on the matters for the Clayton Assembly of God that applications had been made to IDEM and they were hoping to receive the IDEM information by the next technical review meeting or by the next hearing.

There being no further discussion, Mr. Reitz adjourned the meeting at 9:10 a.m.

Don F. Reitz, AICP, Chairman