

**HENDRICKS COUNTY AREA PLAN COMMISSION
AGENDA**

TUESDAY, SEPTEMBER 8, 2009

6:30 PM
Rooms 4 and 5
Hendricks County Government Center
355 South Washington Street #212
Danville, Indiana 46122

- **PLEDGE OF ALLEGIANCE**

- **APPROVAL OF THE MINUTES FOR THE AUGUST 11, 2009 MEETING**

- **PUBLIC HEARINGS**

Public hearing items have been advertised according to law. For items involving a piece of land, courtesy notices have been sent to some property owners in the vicinity and a sign with information pertaining to the case has been posted on the property. Testimony for and against each proposal will be taken and a decision by the Plan Commission will be made. The Commission may continue an item to another date for hearing if the public is better served by such a continuance.

ZA 398/09: KS HENDRICKS PARTNERS, LLC; a zoning amendment change from GB/General Business District to PB/Planned Business District, 23.4 acres, Liberty Township, S25,26-T14N-R1W, located on the west side of State Road 39, approximately 0.23 mile north of the intersection of State Road 39 and County Road 1000 South. (Ben Comer/Comer Law Office)

DPR 420/09 (PRIMARY): PROJECT CENTERLINE; a development plan review to construct a warehouse/distribution building, 100.6 acres, Liberty Township, S25,26-T14N-R1W, located on the west side of State Road 39, approximately 0.23 mile north of County Road 1000 South. (Paul Kite Company)

TZA 05/09: AMENDMENT TO THE HENDRICKS COUNTY ZONING ORDINANCE by amending Chapter 4 Zoning Districts, Chapter 14 Overlay Districts and Chapter 15 Definitions.

TZA 06/09: AMENDMENT TO THE HENDRICKS COUNTY ZONING ORDINANCE by amending Table 4.3 Permitted and Special Exception Land Uses, Chapter 7 Development Standards, Chapter 12 Petitions, Permits and Procedures and Chapter 15 Definitions.

- **BUSINESS SESSION**

In its business session, the Plan Commission meets in open session to discuss each item and make a decision. By law, a business session agenda is posted at least 48 hours prior to this meeting. This is not a public hearing. No testimony is taken unless the Plan Commission requests it. The Commission may continue an item to another date for hearing if the public is better served by such a continuance.

MAP 722/09 (REVISION): 70 WEST COMMERCE PARK, PHASE I (ROAD ONLY) (SECONDARY); a revision to a previously approved secondary major plat, 1.2 acres, Liberty Township, S25,26-T14N-R1W, located west of State Road 39, east of County Road 100 East, north of County Road 1000 South and south of County Road 900 South. (Beam, Longest & Neff)

DPR 420/09 (SECONDARY): PROJECT CENTERLINE; a development plan review to construct a warehouse/distribution building, 100.6 acres, Liberty Township, S25,26-T14N-R1W, located on the west side of State Road 39, approximately 0.23 mile north of County Road 1000 South. (Paul Kite Company)

- **WISHES TO BE HEARD**
This is where persons wishing informal advice on any matter under the purview of the Plan Commission may appear. No action will be taken on any matter requiring public notification unless it has been advertised according to law.
- **DISCUSSION**
Staff and the Plan Commission routinely discuss general matters of planning, zoning and Plan Commission procedure. No action will be taken on any matter requiring public notification unless it has been advertised according to law.

CONTINUANCES

Agenda items labeled “**CONTINUED**” have been administratively continued by staff to a future public hearing. Agenda items labeled “**PETITIONER REQUESTS CONTINUANCE**” have a continuance request that will be heard by the Plan Commission at the hearing. The Plan Commission may or may not grant the continuance which means the agenda item may or may not be heard at this hearing. Please note that a petitioner may request a continuance at any time up to the hearing or at the hearing and, as a result, a continuance request may not appear on the agenda in all cases. The Plan Commission may itself continue an agenda item as may be found necessary. Call (317) 745-9255 if you have a question about the most current status of an agenda item.

CASE INFORMATION

All information pertaining to these cases is available to the public weekdays from 8:00 a.m. to 4:00 p.m. at the Department of Planning and Building, Hendricks County Government Center, 355 South Washington Street, Danville, Indiana 46122. There are times during routine application processing when files may not be immediately available. Written objections to any item on the agenda may be filed with the secretary of the Plan Commission before the hearing. At the hearing, oral comments concerning each Public Hearing proposal will be heard. The jurisdiction of the Plan Commission is all of Hendricks County except the towns of Avon, Brownsburg, Clayton, Danville, Lizton, Pittsboro, and Plainfield. For more information, call (317) 745-9255.

SPECIAL ACCOMMODATIONS

For special accommodations needed by handicapped individuals planning to attend this hearing, please call (317) 745-9254 or call TDD (317) 745-9391 at least 48 hours in advance of the meeting.