

**HENDRICKS COUNTY AREA PLAN COMMISSION
AGENDA**

TUESDAY, JANUARY 12, 2010

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 DECEMBER 8, 2009 MEETING**
 - **ELECTION OF 2010 AREA PLAN COMMISSION OFFICERS AND PLAT COMMITTEE MEMBER**
 - **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 399/09: KS HENDRICKS PARTNERS LLC;** a zoning amendment change from PB/Planned Business District to GB/General Business District, 23.4 acres, Liberty Township, S25-T14N-R1W, located on the west side of State Road 39 and north of Interstate 70. (Comer Law Office)
- ZA 400/09: RICHARD L. & LISA A. NEIER;** a zoning amendment change from GB/General Business District to MI/Major Industrial District, 10.1 acres, Marion Township, S5-T15N-R2W, located on the north side of U.S. Highway 36, approximately 0.14 mile west of State Road 75, more commonly known as 7178 West U.S. Highway 36. (Andrew Kult/Comer Law Office)
- MIP 1044/09: CLAYTON ASSEMBLY OF GOD;** a one lot minor subdivision on 5.05 acres, Liberty Township, S11-T14N-R1W, located on the west side of State Road 39, approximately 0.8 miles south of U.S. Highway 40. (Kruse Consulting, Inc.)
- DPR 422/09 (PRIMARY): CLAYTON ASSEMBLY OF GOD;** a development plan review to construct a new church building, 5.05 acres, Liberty Township, S11-T14N-R1W, located on the west side of State Road 39, approximately 0.8 miles south of U.S. Highway 40. (Kruse Consulting, Inc.)
- TSA 01/10: AMENDMENT TO THE 2004 HENDRICKS COUNTY SUBDIVISION CONTROL ORDINANCE,** a proposal to amend Section 4.03 Expiration of Primary Approval and Section 5.02 Expiration of Approval, changes that pertain to subdivision regulations in the area under the jurisdiction of the Hendricks County Area Plan Commission.
- TSA 02/10: AMENDMENT TO THE 2004 HENDRICKS COUNTY SUBDIVISION CONTROL ORDINANCE,** a proposal to amend Section 3.15 2(a.) Provisions for Completion of Improvements, changes that pertain to subdivision regulations in the area under the jurisdiction of the Hendricks County Area Plan Commission.
- **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.

- **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.

Quality of Life Survey

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.