

HENDRICKS COUNTY AREA PLAN COMMISSION ADMINISTRATIVE AND PLAT COMMITTEE

Meeting Minutes

Wednesday, May 14, 2025

9:00 AM

Hendricks County Government Center • Meeting Rooms 4 & 5
355 S Washington St #G80
Danville, IN 46122

Members Present: Tim Dombrosky, John Ayers, Dave Gaston, Kristen Lien, Ron Kneeland

Staff Present: Anna Wozniak, Recording Secretary

A quorum was established, the Pledge of Allegiance was recited. Mr. Gaston made a motion to approve the April 9th, 2025 meeting minutes. Mr. Ayers seconded. Motion of approval passed 5-0.

MIP 1197/25: STEVE MERTZ; a 3-lot minor plat; 9.75 acres; Middle Township; 12-16N-1W; located at 5491 N County Road 250 E., Pittsboro, IN 46167 on the east side of N County Road 250 E, approximately 0.5 miles south of the intersection with E County Road 600 N (Joshua Zarnoth – Kruse Consulting, Inc.)

Dale Kruse - Kruse Consulting, Inc. – 7384 Business Center Drive, Avon, IN

Mr. Kruse was present along with Mr. Steve Mertz, the owner of the land. He reviewed the staff comments and believed most of the concerns were addressed. Sidewalk waiver was requested.

Discussion about the ditch along the road and what it may do to the drive once it's constructed. Concerned there would be blockage, and water would run out into the road. There should be positive grade to the East or culvert. Several trees have been added to the plan. The wording should be changed so that Hendricks County will not be responsible for removing the trees.

Mr. Mertz asked about coming south from town getting into the driveway, the line of sight would be blocked by the cornfields and if it's going to block the existing drive it's also going to block him from crossing the line of traffic to get to the driveway.

Mr. Ayers inquired if there is enough opportunity to see before you have to cross the line of traffic. The north side of the street provides enough visibility. We can't control the other side of the street, but we are concerned about safety.

Mr. Kruse continued with comments and more discussion about the driveway location.

Mr. Dombrosky opened the public hearing. There being no one signed up to speak, he then closed the public hearing.

Mr. Ayers made a motion to approve MIP 1197/25: Steve Mertz subject to staff letter and subject to resolution of the drainage at the driveway intersection of lot 3.

Mr. Kneeland seconded the motion.

VOTE: For – 5

Against – 0

Abstained – 0

APPROVE

WA 373/25 – MIP 1197/25 STEVE MERTZ; a waiver of the subdivision control ordinance, Section 6.12.1.B – Sidewalks, pathways and pedestrian ways.

Mr. Ayers made a motion to approve WA 373/25: MIP 1197/25: Steve Mertz subject to staff recommendations.

Mr. Kneeland seconded the motion.

VOTE: For – 4 Against – 1 Abstained – 0 APPROVE

MIP 1198/25: RICK SCOTT; a 2-lot minor plat; 14.66 acres; Center Township; 13-15N-1W; located at 2425 E County Road 150 S., Danville, IN 46122 on southeast portion of the intersection with E County Road 150 S & S County Road 225 E (Joshua Zarnoth – Kruse Consulting, Inc.)

Dale Kruse - Kruse Consulting, Inc. – 7384 Business Center Drive, Avon, IN

Mr. Kruse reviewed the plans and staff comments. He felt that they had addressed most of the concerns. He checked with the Town of Danville to see if the property should be annexed into town and it does not make sense.

Discussion about the right of way vacation, trees and the center/section line, which is south of the road, so the right of way was measured from the center of the road. Usually, it's recommended the right-of-way is created from the section line because that's originally where the center of the road was. More discussion about dedicating larger section of the right of way to make it fair for everyone.

Mr. Ayers mentioned it needs to be made clear that once that road gets vacated there will be no right to build a new driveway. Existing driveway can remain but not improved.

Ms. Lien stated the well should be located now since the water line can be traced. Unless it will be brought up to code and kept and same with the septic tank.

Mr. Dombrosky opened the public hearing. There being no one signed up to speak, he then closed the public hearing.

Mr. Ayers made a motion to approve MIP 1198/25: Rick Scott subject to staff letter's recommendations and right of way being dedicated from the section line.

Mr. Gaston seconded the motion.

VOTE: For – 5 Against – 0 Abstained – 0 APPROVE

MIP 1199/25: JOEDIE BRYCE WILLIAMS; 2-lot minor plat; 6.69 acres; Eel River Township; 33-17N-2W; key nos. 04-1- 33-72W-400-004; located on the East side of Ladoga Road, approx. 0.3 miles North of the intersection with N California Street (Joshua Zarnoth – Kruse Consulting, Inc.)

Dale Kruse - Kruse Consulting, Inc. – 7384 Business Center Drive, Avon, IN

Mr. Kruse reviewed the plans and staff comments, and he felt that they had addressed all the concerns. The waiver for sidewalks was requested.

Mr. Ayers brought up the elevations and they will be corrected on the plans and clarified to show adequate cover.

Mr. Dombrosky opened the public hearing. There being no one signed up to speak, he then closed the public hearing.

Mr. Gaston made a motion to approve MIP 1199/25: Joedie Bryce Williams subject to staff comments and discussion here today.

Mr. Kneeland seconded the motion.

VOTE: For – 5 Against – 0 Abstained – 0 APPROVE

WA 374/25 – MIP 1199/25 JOEDIE BRYCE WILLIAMS; a waiver of the subdivision control ordinance, Section 6.12.1.B – Sidewalks, pathways and pedestrian ways.

Mr. Kneeland made a motion to approve WA 374/25: MIP 1199/25: Joedie Bryce Williams.

Mr. Ayers seconded the motion.

VOTE: For – 4 Against – 1 Abstained – 0 APPROVE

MAP 281/25: OLYMPIC VILLAGE; a 2-lot minor plat (replat); 9.534 acres; Guilford Township; 10-14N-1E; located at 6331 E. County Road 600 South approx. 1650 feet East at the intersection of Moon Rd. and East County Road 600 South (Chandler Harden – Banning Engineering)

Kevin Rohland – Banning Engineering - 853 Columbia Road, #101, Plainfield, IN

Mr. Rohland went over the staff comments. The south part of the property is annexed through Plainfield, and Banning Engineering is in contact with them to annex the entire parcel.

It was noted the case will have to be continued since it hasn't been applied for the Drainage Board Review.

Discussion about the annexation to the Town of Plainfield. It would be preferable to have it annex but it is debatable and needs to be an ongoing discussion.

Mr. Ayers made a motion to continue MAP 281/25: Olympic Village (Chandler Harden)

Mr. Gaston seconded the motion.

VOTE: For – 5 Against – 0 Abstained – 0 APPROVE

MIP 1190/24: TERRY SAMPSON; a 3-lot minor residential subdivision plat; 20.03 acres; Center Township; 30-16N-1W; located at 2235 SR 236, Danville, IN 46122 (M J Gibson Land Surveying, LLC)

Mr. Dave Gillman – M J Gibson Land Surveying, LLC – 1990 N Meridian Rd., Greenfield, IN

Mr. Gillman was present. He reviewed the staff comments and addressed the concerns.

Discussion about a pipe west of the house on lot 3. There will be a perimeter drain that will need to cross the driveway. The benefit of installing the pipe now is that the inspector could inspect it now versus when the house is built. The diversion drains and all improvements have to be coordinated, since the house location and septic system is a given, there is not much flexibility.

Mr. Ayers made a motion to approve MIP 1190/24: Terry Sampson subject to staff recommendations.

Mr. Kneeland seconded the motion.

VOTE: For – 5 Against – 0 Abstained – 0 APPROVE

WA 372/25: MIP 1190/24 TERRY SAMPSON; a waiver of the subdivision control ordinance, Section 6.12.1.B – Sidewalks, pathways and pedestrian ways.

Mr. Gaston made a motion to approve WA 374/25: MIP 1190/24: Terry Sampson.

Mr. Kneeland seconded the motion.

VOTE: For – 4 Against – 1 Abstained – 0 APPROVE

Mr. Gaston stepped out of the meeting.

MIP 1196/25: JIM BOWLING; a 3-lot minor plat; 33.96 acres; Eel River Township; 4-16N-2W; located on East side of North SR 75 approx. 0.2 miles South of the intersection with West Railroad Street (J. Zarnoth – Kruse Consulting, Inc.)

Dale Kruse - Kruse Consulting, Inc. – 7384 Business Center Drive, Avon, IN

Mr. Kruse reviewed the staff comments. The shared driveway is still part of the discussion and how to make the best decision on who will have to maintain the drive. Whether or not ditches will have to be installed and more questions about the easements.

Mr. Ayers made a motion to continue MIP 1196/25: Jim Bowling.

Mr. Kneeland seconded the motion.

VOTE: For – 4 Against – 0 Abstained – 0 APPROVE

WA 372/25 – MIP 1196/25: JIM BOWLING; a waiver of the subdivision control ordinance, Section 6.12.1.B – Sidewalks, pathways and pedestrian ways.

Mr. Ayers made a motion to continue WA 372/25: Jim Bowling.

Mr. Kneeland seconded the motion.

VOTE: For – 4 Against – 0 Abstained – 0 APPROVE

MRP 159/25: MITCHELL BURTON; a minor residential plat; 3.48 acres; Lincoln Township; 21-16N-1E; located on the West side of N County Road 575 East approx. 0.15 miles South of intersection with East County Road 350 North (Joel Brame – Kruse Consulting, Inc.)

Mr. Dale Kruse - Kruse Consulting, Inc. – 7384 Business Center Drive, Avon, IN

Mr. Kruse reviewed staff comments and believes all the concerns were addressed. Cul de sac has a temporary easement on a previous plat and Mr. Kult is working on removing the temporary easement off the plat. Brief discussion about the shared drives, comments were understood. All other corrections will be made on the plat to clarify the notes.

Mr. Dombrosky, “Was the west property line was adjusted?”

Mr. Kruse, “Yes, and we still have to make a few changes on the plat and will make sure it shows.”

Mr. Dombrosky asked about the easement access which still seemed to be unresolved, and Mr. Kruse said they will be redoing the whole access easement and the only people who are party to it are all family members.

Mr. Ayers made a motion to approve MRP 159/25: Mitchell Burton subject to acceptable language on the easements being received and subject to the staff letter.

Mr. Dombrosky seconded the motion.

VOTE: For – 4 Against – 0 Abstained – 0 APPROVE

MRP 160/25: LARRY & MARTHA NUNALEY; 1-lot minor residential plat; 5.93 acres; Clay Township; 4-14N-2W; located at 2372 E County Road 100 N., Danville, IN 46122. Southeast corner of intersection of S County Road 625 W and W County Road 550 S (Joel Brame – Kruse Consulting, Inc.)

Mr. Dale Kruse - Kruse Consulting, Inc. – 7384 Business Center Drive, Avon, IN

Mr. Kruse is present on behalf of the Nunaley family. He reviewed staff comments and believes all the concerns were addressed.

Mr. Ayers: “Where is the Vandalia Trail was in relation to this property?”

Mr. Dombrosky: “About half a mile away, to the trail.”

Mr. Ayers stated that the vacation proceedings should be a separate petition to the Board of Commissioners separately. It’s just a matter of getting the language to cover easements and the dedicated land.

Discussion about access easements for the farms to the north. Access easements will be created across the southern end of the plat.

Mr. Dombrosky made a motion to approve MRP 160/25: Larry & Martha Nunaley subject to vacation of the right of way prior to recording.

Mr. Kneeland seconded the motion.

VOTE: For – 4 Against – 0 Abstained – 0 APPROVE

WA 375/25: MRP 160/25 LARRY & MARTHA NUNALEY; a waiver of the subdivision control ordinance, Section 6.12.1.B - Sidewalks, pathways and pedestrian ways.

Mr. Dombrosky made a motion to approve WA 375/25: MRP 160/25: Larry & Martha Nunaley.

Mr. Kneeland seconded the motion.

VOTE: For – 3 Against – 1 Abstained – 0 APPROVE

DPR 519/25 COMMERCIAL TEAM CONSTRUCTION – Section 4 (SECONDARY); a development plan review; 9.576 acres; Guilford Township; 20-14N-2E; located at 8851 Union Mills Dr., Camby, IN 46113 (Jeffery K. Smith – Projects Plus)

Mr. Ayers made a motion to continue DPR 519/25: Commercial Team Construction.

Mr. Kneeland seconded the motion.

VOTE: For – 4 Against – 0 Abstained – 0 APPROVE

DPR 525/25: WATER SOLUTIONS UNLIMITED, INC. (SECONDARY); a development plan review; 3.88 acres; Guilford Township; 20-14N-2E; located at 8824 Union Mills Drive, Camby, IN 46113 (Kevin Roberts – Innovative Engineering & Consulting, Inc.)

Mr. Ayers made a motion to continue DPR 525/25: Water Solutions Unlimited, Inc.

Mr. Kneeland seconded the motion.

VOTE: For – 4 Against – 0 Abstained – 0 APPROVE

DPR 527/25: B&O TRAIL ASSOCIATION, INC. (SECONDARY); a development plan review; 11.02 acres, Lincoln Township, 21-16N-1E, key nos. 08-2-16-61E-300-020; located on East side of N 500 E between address 4123 N CR 500 E and 4091 N CR 500 E (Margaret Storrow – Storrow Kinsella Associates, Inc.)

Mr. Jeff Smallwood – President of the B&O Trail Association, 4716 E CR 100 South, Avon, IN

Mr. Smallwood reviewed the staff comments and felt all the concerns were addressed and shown on the most recent updated plans.

Discussion regarding horse crossing. Additional notes should be added since there is no elevation and should be clearly marked for the inspectors.

Mr. Ayers made a motion to approve DPR 527/25: B&O Trail Association, Inc. subject to staff comments and review of revised plans. Additional note regarding horse crossings. (Stating that the top of the stone follows existing grade)

Mr. Kneeland seconded the motion.

VOTE: For – 4 Against – 0 Abstained – 0 APPROVE

Being no further business before the board, the meeting was adjourned at 10:38 AM.

Tim Dombrosky
Chairman