

HENDRICKS COUNTY AREA PLAN COMMISSION

Meeting Minutes

Tuesday, June 10, 2025

6:30 PM

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

Members Present: Mr. Damon Palmer; Mr. Ron Kneeland; Mr. Walt O’Riley; Mr. Brad Whicker; Mr. David Wyeth and Mrs. Margaret Gladden.

Members Absent: Mr. Thomas Whitaker

Staff Present: Mr. Greg Steuerwald, County Attorney; Tim Dombrosky, Secretary and Planning Director; John Ayers, County Engineer; Mr. Brian Hurskainen, Senior Planner; and Mrs. Anna Wozniak, Recording Secretary. A quorum was established, the Pledge of Allegiance was recited, and Mr. Palmer asked for a motion to approve the minutes from May 13th, 2025. Mr. O’Riley made a motion to approve May minutes and Mr. Kneeland seconded the motion. April minutes were approved 6-0.

Mr. Palmer moved up the HRH Real Estate to the top of the agenda due to a significant interest in people speaking on the Cash Concrete case.

ZA 526/25: HRH REAL ESTATE; a zoning amendment change from RB (Residential Business) to GB (General Business); 14.53 acres; Liberty Township; 2-14N-1W; key nos. 07-1-02-41W-400-001; located at the Northwest quadrant of the intersection of State Road 39 and US Hwy 40 (Ben Comer – Comer Law Office, LLC)

Mr. Dombrosky provided a positive recommendation on HRH Real Estate as it aligns well with the new comprehensive plan.

Mr. Ben Comer – 71 W. Marion St., Danville, IN 46122

Mr. Comer representing Hendricks Regional Health, gave an overview of the petition. Also present were Dr. Michelle Fenoughty and Shane Summers.

- Currently zoned RB/Residential requesting zoning change to GB/General Business
- A natural extension, 15-acre parcel, proposed use will be healthcare facilities to serve the southwest quadrant of Hendricks County
- The facility has not yet been designed; this is for a future facility which could be years to come
- It’s estimated to be at 20-30,000 square foot primary structure with smaller buildings on multi-building campus to be constructed over time
- Collective space is expected to provide primary care, laboratories and medical office services
- Asking for a favorable recommendation to the commissioners

Mr. O’Reily: No rough idea on time frame?

Mr. Comer: They really don’t have an exact date; they have targeted this site as a logical future place to built the facility to service this part of the county. Some of it just depends on the growth.

Discussion on the pieces of property shown including vacated alleyways.

Question about future entrances to the facility.

Mr. Comer: Banning engineering has been engaged to look into access and before they proceed with the acquisition they will either be very comfortable with what the access point will be or pass on this site.

Mr. Greg Steuerwald and Mr. Ron Kneeland recused themselves from this case.

Mr. Palmer opened the public portion of the meeting.

Mr. Larry Halcomb – 5695 S. State Road 39, Clayton, IN 46118

Mr. Halcomb lives across the street from the site and owns 3 parcels. His concerns include:

- Moved to the countryside to get away from looking at concrete and structures

- Other properties have been purchased similar to this one and did not follow through
- Land being abandoned and overgrown with waste
- What are they going to do for the people that don't want to look at the concrete buildings everyday
- Will there be any landscaping or buyout options for people that don't want concrete buildings

Mr. Palmer closed the public portion of the meeting.

Mr. Comer: The land is tillable in its current state and will continue to be the case until they are ready to build. When they come back with the development plan it's going to address the required screening. The details and landscaping design will come with the concept plan showing screening and landscaping as required in the development plan.

Mr. O'Reily: HRH is not in the business of buying property and swapping it for something else down the road? That's not their intent?

Mr. Comer: You are 100% correct, they are not in the real estate business.

Mrs. Gladden: If they don't build a facility there, I would like to see that to go back to farm ground.

Mr. Wyeth: It's a great asset due to a lot of growth in the area. I commend what they are trying to do.

Mr. Whicker motioned for a favorable recommendation of ZA 526/25: HRH Real Estate Holding Company, Inc., to the Commissioners.

Mr. O'Riley seconded the motion.

VOTE: For – 5

Against – 0

Abstained – 1 (Kneeland)

ZA 525/25: CASH CONCRETE; a zoning amendment from AGR (Agriculture Residential District to MI (Major Industrial District); 16.69 +/- acres; Union Township; 34-17N-1W; key nos. 11-1-34-71W-100-004; located on north side of E US Hwy 136 approximately 0.75 miles west of County Road 100 E. (John J. Moore – Tuohy Bailey & Moore LLP)

Mr. Dombrosky: Staff have given a negative recommendation. The Comprehensive Plan recommends this area for planned business which describes low and medium intensity industrial areas. It describes heavy industrial as something that should be limited and located away from residential development. Also, it is pointed out in the very early stages of the plan as one of the key topics that growth should occur in coordinated patterns around the existing towns and development areas, and this project is not going with that trend. The current conditions and existing areas need to be considered. Conservation of property values also needs to be considered for the entire county. Major industrial uses are encouraged to concentrate within certain areas and not spread out to minimize their effects because there are nuisance effects from major industrial uses. The last thing is to consider responsible growth and development.

Mr. John J. Moore – 9294 N. Meridian Street, Indianapolis, IN 46260

Mr. Moore representing Cash Concrete Products, Inc., also present were Neil Cash - Cash Concrete, Dale Kruse – Kruse Engineering, Inc., Matt Brown – A&F Engineering and Randy Speed – Indiana Concrete. Mr. Moore gave an overview of the petition and presented the project along with letters of support from general contractors, schools and other neighboring business in Greencastle and Russellville where Cash Concrete has been a fourth-generation family-owned business established in 1918.

- Cash Concrete currently serves Hendricks County from its Greencastle facility. It's a small community focused company
- Cash Concrete's customers include residential home builders, developers of commercial office buildings, and farmers constructing new barns
- Cash Concrete proposes to construct a much-needed concrete batch plant

- Cash Concrete produces concrete not cement. There is no high heat, no pollution
- Concrete batch plant combines water, sand, gravel and aggregate material to produce ready-mix concrete that mixes in trucks and is delivered to construction sites.
- A concrete batch plant provides vital infrastructure for development
- This project complies with the Hendricks County Comprehensive Plan

Mr. Moore shared the conceptual site plan of Cash Concrete and A&F Engineering traffic analysis. He also outlined community benefits, pointing out the area is currently underserved and would benefit from the addition of this concrete batch plant.

Mr. Wyeth: Cash Concrete sells other products as well, will this be another warehouse to move products from their east campus to this location to be more logistically sound?

Mr. Moore: Not currently.

Mr. Cash: Not currently, just looking for the facility to make concrete. The public will tell us what their needs are in the future.

Mr. Palmer opened the public portion of the meeting.

Ms. Patrice Pope – 126 W US Highway 136, Lizton, IN

Ms. Pope's concerns:

- Lives 6 houses away from where the concrete plant would be going in
- Husband is a 4-time cancer survivor currently in remission
- Very concerned about the health issues for children, animals and human beings
- Concerned about the ground water
- Who benefits from this? Besides the land owner who wants to sell the land and Cash Concrete
- Has concerns about the property values and schools in the area
- Concerns about making the concrete right now and what about in the future who will oversee that
- The concrete is produced in the trucks, what about the materials that go into the transfer from the area to the truck, whether or not it's dust or dust free
- Did anyone do a health study on the children and people around the schools in the Greencastle area
- Disturbed that the certified notification letter was not received sooner and some of the neighbors have not received one on something that major

Mr. Stacy Hoffman – 7750 N CR 75 E., Lizton, IN

Mr. Hoffman would like to discuss the future land use classification described in the Hendricks County Comprehensive Plan

- The existing zoning map clearly calls out heavy industrial areas
- This area does not have heavy industrial use, it's agricultural and residential
- In the future land use, it speaks to employment business park – not heavy industry
- There are plenty of areas in the municipalities with existing heavy industry zoned that they could go to
- Pointed out that no one is confused about the cement plant or concrete batch plant making industry
- It has heavy trucks, heavy materials coming and going, bringing materials to the plant
- Plants have tall structures and an 8' berm with landscaping, it's not going to protect them from view
- It's universally considered heavy industrial industry

Ms. Nancy Jackson – 702 E US Highway 136, Lizton, IN

Ms. Jackson is a landowner/farmer in the proposed area; she is a 4th generation farmer. One of the fields adjoins the proposed plant and the land is all within a .75-mile radius from the proposed development.

- Main concerns were air pollution, noise, soil and water contamination, reduction/depletion of the water table, destruction of wildlife habitat, traffic congestion, and the need for significant maintenance and repair of US 136.

- A zoning change will affect the previously rural agriculturally based properties and residential areas will disappear
- How would this vote be considered if the request for a zoning amendment would result in a concrete plant next to your home or in your neighborhood?

Mr. Whitney Brewer – 7578 N CR 150 E., Pittsboro, IN

Ms. Brewer lives about 1.25 miles from the proposed lot.

- Pointed out she is a huge advocate of small business
- Has 2 small children who spend 95% of the time playing outside and air pollution is a huge concern
- Light pollution and noise pollution are also a concern
- Her family moved out to the county to get away from the noise and wants a slower pace life
- Last year, June 4th there was a meeting in Pittsboro where they wanted to have a similar facility and there are hundreds of good reasons why not to put in a concrete mixing facility in the agricultural/residential areas
- Having a concrete plant is not creating as many jobs as there should be for the risk vs reward
- How is that going to affect the well water quality when they start the process of making the concrete
- There isn't a lot of regular oversight with the EPA or the Indiana Department

Mr. Dan Brewer – 7602 N CR 150 E., Pittsboro, IN

Mr. Brewer lives about a mile away directly from the proposed development.

- The wind comes from the West most of the time and is very concerned about the quality of the air. With the steel plant already there, there are a lot of things coming in the air that EPA should take care of but there is no way they can stop the dust from coming

Ms. Lois Hoffman – 7750 N CR 95 E., Lizton, IN

Ms. Hoffman's concerns: She has lived in the area for 52 years and neighbors have lived there anywhere from 30-50 years or longer and the farmland has been owned by them.

- An 8' berm will not hide a 50' plant, even with landscaping the trees will die and it's ugly
- This new plant would be half a mile from her home and the pond would back up to their property
- There would be a lot of generated air pollution and noise pollution
- This is not an underserved area, there are plants in Danville, plants on 267 and Lebanon
- This is not Greencastle school, this is Tri-West and Tri-West Middle School, and we may not have the same feelings about the plant as they do

Mr. Daryl Hoffman – 7750 N CR 95 E., Lizton, IN

Mr. Hoffman feels the 8 trucks coming in and out is very misleading.

- There will be many trucks coming in and out with cement and other materials and they will be dumped and opened and will create dust and air pollution
- Family-owned businesses have been in generations and there will always be a temptation to sell and change that business to something else
- Traffic and safety concerns in that particular area are great since there have been many deaths in that area. With the trucks coming in and out of that plant, 136 is going to be extremely heavy and the students drive not only during school hours but also for extra functions such as civic events and other school functions. This is the only East-West Road from the high school and middle school
- Community safety is a concern

Mr. Steve Wagner – 319 E US Hwy 136, Lizton, IN

Mr. Wagner owns Gray Feather Stables and his home borders the parcel in question and will be in very close proximity to the retention pond.

- Clients want rural areas to board their horses, come out, enjoy and ride and that will not happen with the proposed driveway located directly right across the street from the entrance.
- The pastures will also be negatively affected by the dust and debris.

- Growth and improvements are necessary, but this particular zoning is not growth, it will not be beneficial to this area, kindly requesting consideration for everyone's concerns here today. Asking you do not approve this request.

Mr. James Riggs – 149 W US Hwy 136, Lizton, IN

Mr. Riggs lives about a .25 mile away and has a lot of the same concerns that others have already brought up earlier

- Transfer of materials brings up issues of the dust since we struggle with respiratory issues
- Traffic concerns since high school students are not the best drivers and many accidents occur
- The close proximity to high school should be considered in the decision
- Will the county and state be able to keep up with heavy trucks add wear and tear to the highway
- Will the concrete company receive a tax abatement and if so, why?
- He did not receive a letter from the attorney and that's a concern
- Bottom line is would you want to have a concrete plant next to your residence

Mr. Steve Hicks – 161 E US Hwy 136, Lizton, IN

Mr. Hicks lives west of the proposed facility and the front porch will be facing the concrete plant. The family owns 68 acres and has been in the family since 1875, and we are not going to sell it in my lifetime or my family's lifetime.

- Strongly oppose the zoning change
- Future land use in the comprehensive plan states "future land use map looks years into to future" the new plan hit this year and has already changed the future
- Once this starts the probability of zoning changes gets a little easier each time
- The hope is to delay the unenviable for a little while longer

Mr. Mike Harvey – 106 Sunrise Lane, Lizton, IN

Mr. Harvey lives in Lizton.

- Concrete plants can be detrimental to the environment due to various factors such as air and water pollution, resource depletion and generation of greenhouse gases
- Concrete batch plants are a significant source of air pollution releasing harmful substances
- They don't just stop at 50-meter area they go on for miles
- Diesel trucks contribute heavily to air pollution
- There are lots of little kids in the neighborhood
- Industrial pollution doesn't belong in residential neighborhoods near families

Mr. Palmer closed the public portion of the meeting.

Mr. Moore: The Comprehensive Plan talks about preserving farm ground. He pointed out the agricultural land area and pointed out the plan has very limited areas to where the county has allowed development of commercial and industrial uses. This is one area where it is going to be developed, it will be developed commercially industrially. This use as stated in the staff report meets the comprehensive plan as light to medium industry. In relation to air quality and pollution in residential areas, those issues currently do not exist in other locations and if there were any issues they would not have sent letters of support. As far as the need there are several letters of recommendation from local business and local builders. A traffic study does not show a negative impact on traffic, does not have a negative impact on noise or dust. Meets the comprehensive plan, with that being said Cash Concrete would like to respectfully request a favorable recommendation to the commissioners.

Mr. O'Riley: What is the closest major industrial zoned property to that?

Mr. Dombrosky: The closest within the same area is the steel plant, there are also some on the other side of Lizton. Other than that, I'm not aware of any vacant major industrially zoned property in the county jurisdiction.

Mr. Palmer: A lot of comments/questions on air and water quality. How is that regulated and analyzed prior to the development plan?

Mr. Dombrosky: Environmental effects are all regulated by the state. It's all IDEM and their regulations.

Mr. Palmer: Prior to a development plan we would get permits and approval from IDEM before the approval of the development plan.

Mr. Dombrosky: They will have to submit an operations plan to IDEM, we will receive the approval from IDEM, and they have ongoing permitting and inspections through the State.

Mr. Palmer: John, do you have any comments on the traffic study?

Mr. Ayers: The volumes are relatively low compared to 136. From a traffic volume perspective there is no significant concern at this location. The difference is with the difference in speeds of the heavier trucks and that can be addressed at the entrance with entrance details. The details of the site design can be discussed once we get to that stage. For questions regarding traffic study, the numbers of vehicles on the road during the times when school is in session or when the school is not in session, more clarification would be needed when the study was taken. Someone asked about the maintenance for 136, it is INDOT's responsibility, and their upcoming plans are not related to this request. It is totally independent and was scheduled for maintenance earlier this year.

Mr. Palmer: So, the claim of eight trucks is the capacity of the plant? There will never be more than eight?

Mr. Moore: The proposed plant is smaller than Greencastle, that one is much larger with twelve trucks.

Mr. Palmer: I understand the future map use and would like to see this project closer to one side or the other. Closer to industrial that is already in place versus right smack in the middle.

Mr. O'Riley: It does not appear to represent responsible growth.

Mr. Wyeth: If there is going to be industrial growth in the middle like everyone is talking about it would have to be an industrial park and the county or town would have to change the zoning for the entire area.

Mr. O'Riley motioned for an unfavorable recommendation of ZA 525/25: Cash Concrete

Mrs. Gladden seconded the motion.

VOTE: For – 5

Against – 1

Abstained – 0

Mr. Palmer asked the plan commission to look at the 2nd quarter report. Also, Mr. Dombrosky would like to briefly talk about the consideration to change the ordinance around secondary dwellings.

Mr. Dombrosky: It would be a relatively simple amendment to the zoning ordinance that comes up frequently at the BZA related to accessory buildings. The setback for an accessory dwelling is scalable. It means that the accessory dwelling should be closer to the house than the property line. That will change depending on how the property is. In theory it's a good idea because it keeps the accessory dwelling closer to the house than any neighbor. In practice it means there are large properties where the accessory dwelling ends up being very far from the property line but still not meeting the set back and that hasn't been practical. Also, at all of our accessory dwelling hearings there have never been any remonstrance. Accessory dwellings are being utilized and it's a great option for living arrangements for people, but this particular element of our ordinance isn't working great.

Discussion among board members on setbacks that might work for the change. Reducing it down to a minimum. A draft of the amendment will be presented at the next meeting showing the setbacks and the benefits.

Being no further business before the board, the meeting was adjourned at 8:18 PM.

Tim Dombrosky, Secretary