

HENDRICKS COUNTY AREA PLAN COMMISSION ADMINISTRATIVE AND PLAT COMMITTEE

Meeting Minutes

Wednesday, September 10, 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, Kristen Lien, Ron Kneeland

Members Absent: David Gaston

Staff Present: Brian Hurskainen, Senior Planner and Anna Wozniak, Recording Secretary

A quorum was established; the Pledge of Allegiance was recited. Mr. Ayers made a motion to approve August 13th, 2025 meeting minutes. Mr. Kneeland seconded the motion.

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

MIP 1202/25: RICHARD & KELLY GAMBLE; a 2-lot minor plat; 20.61 acres; Center Township; 23-15N-1W; located at 2447 Cartersburg Road, Danville (J. Brame – Kruse Consulting, Inc.)

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

Mr. Kruse representing the Gamble Family. He addressed the comments from staff letter.

- Note was added to the table on the plat regarding areas with 25% slope or greater
- Noted there are enough trees there to satisfy the requirements
- Health Departments recommendations are understood
- Currently working on a name and will have it before recording of the plat

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

Mrs. Lien made a motion to approve MIP 1202/25: Richard & Kelly Gamble subject to staff letter comments.

Mr. Kneeland seconded the motion.

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

MIP 1203/25: RICKY HOWERTON; a 3-lot minor plat; 10.00 acres; Middle Township; 20-17N-1E; located on Northeast corner of County Road E 900 N & County Road N 500 E (Dale Kruse – Kruse Consulting, Inc.)

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

Mr. Kruse is present on behalf of Mr. Howerton. He went over the staff letter recommendations and comments.

- Note has been added to development plan regarding the 24' minimum length of the pipes
- Room made for the stamp and signature on the plat
- Understand the Health Departments comment about the secondary septic
- Note added that the sidewalks if not installed by the developer will be responsibility of the lot owners upon occupancy of their homes

- General stormwater permit has been applied for

Mr. Kruse also pointed out he would like to make a correction; easement should be 50 feet wide not 20 feet wide

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

Mr. Kneeland made a motion to approve MIP 1203/25: Ricky Howerton subject to staff letter comments.

Mr. Ayers seconded the motion.

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

MIP 734/25: BILL & JOSANN WEBER (REPLAT); a 2-lot minor plat; 20.49 acres; Brown Township; 23-17N-1E; located East of the intersection of N State Road 267 and E County Road 750 N. Brownsburg (Chandler Harden – Banning Engineering, Inc.)

Mr. Chandler Harden – Banning Engineering, 853 Columbia Road, Plainfield, IN 46168

Mr. Harden representing Mr. & Mrs. Weber. He went over the comments.

- Updated plans where 4 trees have been planted
- Sidewalks already waived, will add a note on plat
- Will add note about the fence removal; if existing fence is removed County or State will be held harmless and if the fence is ever modified or replaced needs to be within the property lines
- Soil borings were all added to the East
- Flood elevation has been added to development plan

Mr. Ayers made a motion to approve MIP 734/25: Bill & Josann Weber subject to staff letter comments and subject to the note added on the plat regarding fence.

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. Kevin Roberts – Innovative Engineering & Consulting, Inc., 3961 Perry Blvd., Whitestown, IN 46075

Primary has been approved but they need more time to address the comments.

Mr. Ayers made a motion to continue DPR 525/25: Water Solutions Unlimited, Inc. (Secondary) to October meeting.

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 9:18 AM.

Tim Dombrosky
Chairman