

HENDRICKS COUNTY AREA PLAN COMMISSION ADMINISTRATIVE AND PLAT COMMITTEE

Meeting Minutes

Wednesday, December 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, David Gaston

Members Absent:

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

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

VOTE: For – 5

Against – 0

Abstained – 0

APPROVE

MIP 1207/25: BETSY BASSET; a 3-lot minor plat; 13.71 acres; Marion Township; 17-15N-2W; located at the Northeast portion of the intersection with S. CR 775 W. and W. CR 150 S. (Joshua Zarnoth – Kruse Consulting, Inc.)

Dale Kruse – Kruse Consulting, Inc., 7384 Business Center Drive, Avon, IN 46123

Mr. Kruse is representing Basset family; addressed staff comments and recommendations.

- Waiver of the 3 to 1 ration was applied for
- Remove notation about exiting trees and identify the species and count of the new ones
- Health Department comments are understood

Mr. Dombrosky opened and closed the public hearing.

Mr. Gaston made a motion to approve MIP 1207/25: Betsy Basset subject to staff's letter comments and recommendations regarding trees and approve waiver with 3 to 1 ratio (has been applied for today). Mr. Ayers seconded the motion.

VOTE: For – 5

Against – 0

Abstained – 0

APPROVE

MIP 1208/25: ALLEN FAMILY; a 3-lot minor plat; 30.27 acres; Guilford Township; 22-14-1E; located on the North side of East Hendricks CR., ¾ miles West of State Road 267 (Brian Haggard – V3 Companies, LTD.)

Mr. Dombrosky opened the public hearing.

Mr. Michael LaPorte – 7801 E. Hendricks Co. Rd., Mooresville, IN

Mr. Laporte wanted to inquire about the houses on the pond. There was initially going to be a drainage pipe that was going to go through his property and now they are proposing going through their property into the creek. If they do that, it will impact on the number of trees that will need to be taken down to install the drainage pipe.

Mr. Dombrosky closed the public hearing.

Mr. Ayers made a motion to continue MIP 1208/25: Allen Family. Mrs. Lien seconded the motion.

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

WA 385/25 – MIP 1208/25: ALLEN FAMILY; 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 385/25: Allen Family. Mrs. Lien seconded the motion.

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

MIP 1205/25: THOMAS TRUESDALE; 3-lot minor plat; 8.30 acres; Brown Township; 17-17N-2E; located at 10546 E County Road 1000 N., Brownsburg, IN 46112 (Joshua Zarnoth – Kruse Consulting, Inc.)

Dale Kruse – Kruse Consulting, Inc., 7384 Business Center Drive, Avon, IN 46123

Mr. Kruse is representing Mr. Truesdale. Went over the comments and recommendations in the staff letter.

- Lot 3 drive onto CR 1000 has been eliminated and will be removed from the plan
- The flow lines of the flood hazard have been adjusted
- Corrections have been made to wetlands on Lot 3
- Easements have been removed from plat
- Trees are shown
- The storm sewer routing from the inlet in front of Lot 2 terminates to the east pipe
- The “closed” drain will be shown
- Lot 1 SSD will be addressed
- Lot 3 will be addressed off of CR 1075 with the proposed driveway

Mr. Dombrosky opened and closed the public hearing.

Mr. Ayers made a motion to approve MIP 1205/25: Thomas Truesdale subject to staff letter and subject to review of the existing trees and removal of the existing field entrance. Mr. Gaston seconded the motion.

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

WA 382/25 – MIP 1205/25: THOMAS TRUESDALE; 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 382/25: MIP 1205/25: Thomas Truesdale. Mr. Kneeland seconded the motion.

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

DPR 531/25: CLERMONT DOLLAR GENERAL (SECONDARY); a development plan review; 1.936 acres; Lincoln Township; 20-16-2E; located at 10919 E. US Hwy 136 – West of N. Raceway Road (Andrew Rossell – AR Engineering, LLC.)

Mr. Gaston made a motion to continue DPR 531/25: Clermont Dollar General (Secondary). Mr. Ayers seconded the motion.

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

MAP 758/25: MICHELE MARSH (SECONDARY); a 2-lot major plat; 4.26 acres; Guilford Township; 17-14N-2E; located on South side of E. CR 700 S. approximately 0.2 miles East of the intersection with S CR 1050 E. (Joshua Zarnoth – Kruse Consulting, Inc.)

Dale Kruse – Kruse Consulting, Inc., 7384 Business Center Drive, Avon, IN 46123

Mr. Kruse is representing the Marsh family. He went over staff comments and recommendations. Discussion about Town of Plainfield not being interested in annexation. It is not a land use they would desire for that particular parcel so they wouldn't want to annex a residential development there.

- The detail to verify stone depth and chip and seal notation will be at the bottom of the plan
- The grades have been updated and there are swales on one side to provide positive drainage and will be noted as existing
- The landscaping plans are revised and planting details will be provided
- The grade has been adjusted on SSD to have fall from corner of field to riser

Mr. Ayers made a motion to approve MAP 758/25: Michele Marsh (Secondary) subject to staff letter comments and recommendations and updating plans to reflect existing conditions. Mr. Kneeland seconded the motion.

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

Being no further business before the board, the meeting was adjourned at 9:49 AM.

Tim Dombrosky
Chairman