

HENDRICKS COUNTY AREA PLAN COMMISSION

Meeting Minutes

Tuesday, December 9, 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. Thomas Whitaker; Mrs. Margaret Gladden and Mr. Greg Steuerwald.

Members Absent: Mr. Brad Whicker, Mr. David Wyeth

Staff Present: Mr. Tim Dombrosky, Secretary and Planning Director; 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 November 12th, 2025. Mr. O’Riley made a motion to approve November minutes, and Mr. Kneeland seconded the motion. November minutes were approved 5-0.

DPR 531/25: CLERMONT DOLLAR GENERAL (PRIMARY); 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. Dombrosky mentioned this case was continued at the Drainage Board this morning after their primary review had some concerns. There is no issue with our site review. We have pointed out modifications required as it is and we can approve the primary. The petitioner is aware they will have to come back if there are any issues with the Drainage Board and any other modifications that will need to take place.

Joe Leonard – Second Circle Investments, LLC., 14137 Warbler Way North, Carmel, IN

Mr. Leonard is here to present a 10,000 square foot Dollar General Market; he has been speaking with Brian and Tim regarding the site plan and has requested few modifications architecturally that are out of their control.

Mr. Dombrosky explained the two modifications requested by the petitioner. The ground floor façade requires 75% transparency, and the second one is the metal material that is not allowed in GB. Mr. Dombrosky pointed out the changes that were made and felt they were appropriate. The ground floor is pedestrian-oriented, site layout and parking lot are split evenly. Three different materials have been used, and the roof remains to be the biggest part of large metal surface. Town of Claremont has also requested that the landscaping would be varied, to include oak and linden tree species from their approved list. Mr. Dombrosky recommends approval.

Mr. Palmer opened and closed the public hearing.

Mr. Whitaker motioned for approval of DPR 531/25: Clermont Dollar General (Primary) subject to staff recommendations with the condition of diversity of tree species within the approved list and requested modifications. Mr. O’Riley seconded the motion.

VOTE: For – 5

Against – 0

Abstained – 0

MAP 758/25: MICHELE MARSH; 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 Drive, Avon, IN

Mr. Kruse is present on behalf of the Marsh Family. He went over the staff comments and recommendations and explained the reason why they are seeking the 2-lot plat.

- Estate Subdivision will be designated on the plat
- Town of Plainfield was contacted and is not interested in annexation of these lots
- Drive will be upgraded to county standards and will be chip sealed

- All comments are understood and will be addressed

Mr. Palmer opened and closed the public hearing.

Mr. O'Riley motioned for approval of MAP 758/25: Michele Marsh subject to staff recommendations with condition of approval as an Estate Subdivision. Mr. Whitaker seconded the motion.

VOTE: For – 5

Against – 0

Abstained – 0

WA 384/25 – MAP 758/25: MICHELE MARSH; a waiver of the subdivision control ordinance, Section 6.12.1.B – Sidewalks, pathways and pedestrian ways.

Mr. Whitaker motioned for approval of WA 384/25: Michele Marsh subject to staff recommendations. Mr. Kneeland seconded the motion.

VOTE: For – 5

Against – 0

Abstained – 0

DPR 526/25: CONNECTION POINTE (PRIMARY); a development plan review; 18.72+/- acres; Washington Township; 8-15N-1E; located on the Southwest corner of E. Main Street and CR 500 E., Avon, IN (Ryan Lindley – Banning Engineering)

Mr. Dombrosky mentioned there were few architectural modifications required and have been addressed.

Mr. Ryan Lindley – Banning Engineering, 853 Columbia Road #101, Plainfield, IN 46168

Mr. Lindley is representing Connection Pointe and went over the modifications that are required.

- The parking lot has been adjusted to more than 50% of parking in front of the building and has a lot more landscaping
- The metal that has been used in architectural design has been addressed and the design with engineered metal is ecstatically pleasing and structure has a contemporary esthetic look.

Mr. Greg Miller – Arc Designs, 201 N. Delaware St., Ste. B, Indianapolis, IN

Mr. Greg Miller spoke and presented a better picture of the architectural changes that took place to make the building more appealing and achieve an open and clean contemporary feeling.

Mr. Palmer opened and closed the public hearing.

Mr. Kneeland motioned for approval of DPR 526/25: Connection Pointe (Primary) subject to staff recommendations and conditions of approval with the requested modifications. Mr. O'Riley seconded the motion.

VOTE: For – 5

Against – 0

Abstained – 0

Being no further business before the board, the meeting was adjourned at 7:15 PM.

Tim Dombrosky, Secretary