

# HENDRICKS COUNTY AREA PLAN COMMISSION

## AGENDA

**TUESDAY, NOVEMBER 13, 2018**

6:30 PM  
Rooms 4 and 5  
Hendricks County Government Center  
355 South Washington Street #212  
Danville, Indiana 46122

- **PLEDGE OF ALLEGIANCE**
- **APPROVAL OF THE MINUTES FOR THE OCTOBER 9, 2018 MEETING**
- **APPROVAL OF THE 2019 HENDRICKS COUNTY AREA PLAN COMMISSION MEETING SCHEDULE**
- **PUBLIC HEARINGS**

*Public hearing items have been advertised according to law. For items involving a piece of land, courtesy notices have been sent to some property owners in the vicinity and a sign with information pertaining to the case has been posted on the property. Testimony for and against each proposal will be taken and a decision by the Plan Commission will be made. The Commission may continue an item to another date for hearing if the public is better served by such a continuance.*

**DPR 468/18 (PRIMARY): BELLE TIRE STORE #156;** a development plan review to establish a new tire store, 1.91 acres, Guilford Township, S20-T14N-R2E, located on the southeast side of State Road 67 and East County Road 800 South in the Heartland Crossing North subdivision. (Woolpert, Inc.)

**MAP 429/18 (REPLAT): CHRISTOPHER CROSSING, LOT 6;** a replat of one lot in a major residential subdivision, 9.71 acres, Marion Township, S10-T15N-R2W, located on the east side of South County Road 525 West, approximately 0.12 mile south of U.S. Highway 36. (Hause Surveying & Engineering)

- **BUSINESS SESSION**  
*In its business session, the Plan Commission meets in open session to discuss each item and make a decision. By law, a business session agenda is posted at least 48 hours prior to this meeting. This is not a public hearing. No testimony is taken unless the Plan Commission requests it. The Commission may continue an item to another date for hearing if the public is better served by such a continuance.*

**DPR 468/18 (SECONDARY): BELLE TIRE STORE #156;** a development plan review to establish a new tire store, 1.91 acres, Guilford Township, S20-T14N-R2E, located on the southeast side of State Road 67 and East County Road 800 South in the Heartland Crossing North subdivision. (Woolpert, Inc.)

**MAP 712/18 (REPLAT): HEARTLAND CROSSING NORTH, LOTS 302 & 305;** a replat of two lots in a major commercial subdivision, 1.91 acres, Guilford Township, S20-T14N-R2E, located on the southeast side of State Road 67 and East County Road 800 South. (Woolpert, Inc.)

- **OTHER BUSINESS**
  - Estate Subdivision Designation
- **WISHES TO BE HEARD**  
*This is where persons wishing informal advice on any matter under the purview of the Plan Commission may be heard according to law.*
  - Jeremy Keiser and Shawn Stewart/Estate Subdivision Designation

• **DISCUSSION**

*Staff and the Plan Commission routinely discuss general matters of planning, zoning and Plan Commission procedure. No action will be taken on any matter requiring public notification unless it has been advertised according to law.*

**CONTINUANCES**

Agenda items labeled “**CONTINUED**” have been administratively continued by staff to a future public hearing. Agenda items labeled “**PETITIONER REQUESTS CONTINUANCE**” have a continuance request that will be heard by the Plan Commission at the hearing. The Plan Commission may or may not grant the continuance which means the agenda item may or may not be heard at this hearing. Please note that a petitioner may request a continuance at any time up to the hearing or at the hearing and, as a result, a continuance request may not appear on the agenda in all cases. The Plan Commission may itself continue an agenda item as may be found necessary. Call (317) 745-9255 if you have a question about the most current status of an agenda item.

**CASE INFORMATION**

Information pertaining to these cases is available on the Hendricks County web site [www.co.hendricks.in.us](http://www.co.hendricks.in.us). It is also available to the public weekdays from 8:00 a.m. to 4:00 p.m. at the Department of Planning and Building, Hendricks County Government Center, 355 South Washington Street, Danville, Indiana 46122. There are times during routine application processing when files may not be immediately available. Written objections to any item on the agenda may be filed with the secretary of the Plan Commission before the hearing. At the hearing, oral comments concerning each Public Hearing proposal will be heard. The jurisdiction of the Plan Commission is all of Hendricks County except the towns of Avon, Brownsburg, Clayton, Danville, Lizton, Pittsboro, and Plainfield. For more information, call (317) 745-9255.

**SPECIAL ACCOMMODATIONS**

*For special accommodations needed by handicapped individuals planning to attend this hearing, please call (317) 745-9254 at least 48 hours in advance of the meeting.*

**RULES FOR PUBLIC SPEAKING**

- 1. If you wish to speak regarding a particular case, please sign the correct sign-in sheet.*
- 2. For each case, Petitioner will have 15 minutes to make a presentation.*
- 3. When the Public Hearing portion for each case is opened, please give your name and address at the podium and speak for no more than 3 minutes, or up to 10 minutes if you are representing a group. Discourteous, disorderly or contemptuous conduct shall be regarded as a breach of courtesy. Comments made by remonstrators shall be directed to the Commission and not to the applicant or any other person.*
- 4. Every person appearing before the Commission shall abide by the directions of the President.*
- 5. The Petitioner will have the opportunity to respond to remarks made by a remonstrator and answer additional questions from the Commission.*
- 6. Once all testimony is taken, the public portion of the hearing is closed, and no further testimony will be taken.*
- 7. The Commission may ask questions at any time of the Remonstrators or the Petitioner.*