

December 10, 2019

A meeting of the Hendricks County Area Plan Commission was held on Tuesday, December 10, 2019 at 6:30 p.m. in Meeting Rooms 4 & 5 of the Hendricks County Government Center, 355 South Washington Street, Danville, Indiana 46122. Members present were Mr. Brad Whicker, President; Mr. Tim Whicker; Mr. Bob Gentry; Mr. Ron Kneeland; and Mr. Jeff Pell. Members absent were Mr. Walt O'Riley and Mr. Damon Palmer. Staff members present were Mr. Tim Dombrosky, Secretary and Director of Planning; Mr. Graham Young, County Attorney Representative; Mrs. Suzanne Baker, Senior Planner; and Mrs. Brandy Swinford, Recording Secretary.

The meeting was opened with the Pledge of Allegiance. There were five (5) members present.

Mr. Brad Whicker stated the first order of business was approval of the minutes from the November 12, 2019 meeting.

Mr. Gentry motioned for approval for minutes from the November 12, 2019 meeting.

Mr. Kneeland seconded the motion.

FOR – 5 –                      AGAINST – 0 –                      ABSTAINED – 0 –

**ZA 467/19: I-70 WEST, LLC;** a zoning amendment change from AGR/Agriculture Residential District to PB/Planned Business Park District; 17.72 acres; Liberty Township; S26-T14N-R1W; located at 1735 E. County Road 900 S., Clayton. (Studio A of Indianapolis, Inc.)

Mr. Max Mouser from Studio A of Indianapolis, Inc. appeared. He noted that Mr. Ken Kern was also in the audience to answer questions as well. He is seeking a zoning change for 17.72 acres from AGR/Agriculture Residential District to PB/Planned Business District. He showed on the slide the location of the parcel, as well as what was currently part of the I-70 West Commerce Park. He pointed out the parcels that Sunbeam either currently owns or has contracts to purchase the parcels. The comprehensive plan has the area zoned for industrial use. He stated that they plan to put a warehouse there like what is already there now.

Mr. Brad Whicker asked if there were any initial questions from the plan commission members.

Mr. Tim Whicker asked if it was all corn fields now. He also asked where the houses were in relation to the proposed warehouse.

Mr. Mouser replied yes, there were corn fields and some wooded area. He pointed out on the slide the locations of the houses. He stated that he didn't believe one of the homes was occupied, and they have purchased the other one that is closest to the location.

Mr. Brad Whicker opened the public hearing.

Ms. Tina Roudebush, 8785 Gary Dr., Clayton appeared. She asked if they were planning on putting an access to the warehouses in from Gary Drive or Tracy Drive in the future.

Mr. Mouser replied that they were not.

Mr. Brad Whicker closed the public hearing.

Mr. Mouser clarified that they were only rezoning the part of the property that their purchase agreement was for. The north side of the Lewellen's property will remain zoned AGR as it is today. He

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again pointed out on the slide for clarification. He noted there was no ability to connect to County Road 900 through their property.

Mr. Tim Whicker motioned for a favorable recommendation for **ZA 467/19: I-70 West, LLC**.

Mr. Pell seconded the recommendation.

FOR – 5 –                      AGAINST – 0 –                      ABSTAINED – 0 –

**ZA 468/19: TRUSTEE OF WASHINGTON TOWNSHIP, HENDRICKS COUNTY IN;** a zoning amendment change from AGR/Agriculture Residential District to NB/Neighborhood Business District for 2 parcels; 4.32 acres; Washington Township; S9-T15N-R1E; located on the southwest quadrant of the intersection of County Road 575 E. and US Highway 36. (Comer Law Office)

Mr. Ben Comer, Comer Law Office appeared with Mr. Don Hodsen, Washington Township Trustee and Ms. Lauren Lacy, Washington Township Parks. He stated there were two (2) parcels along the west side of County Road 525 E. at the entrance of the park. He pointed them out on the slide. He stated they total 4.3 acres. It is currently used by the park system as the Paw Park dog park. They would like to put a sign along US 36 at the entrance to the park to advertise events in the park, happenings within the community and with the fire departments, etc. The current signage allowance for AGR zoning is too small especially along a busy road like US 36. For them they get a sign that is meaningful for their purposes, they are asking for a rezone to NB/Neighborhood Business District. The NB zoning is the best for them as it allows for the dog park for recreational use and allows for commercial signage. There is existing commercial in the area to the north and to the west. There is no other change in use planned.

Mr. Brad Whicker asked for questions before he opened the public hearing. He then opened the public hearing.

There being no one signed up to speak, he closed the public hearing.

Mr. Tim Whicker asked if the sign approval would go through the Planning & Building Department.

Mr. Dombrosky stated that was correct. He noted that they have opted for the least intrusive zoning to get the sign they want. The sign will have a stricter review because they chose this zoning. They will be going before the BZA for additional signage requests because it is for NB/Neighborhood Business instead of HB/Highway Business.

Mr. Gentry motioned for a favorable recommendation for **ZA 468/19: Trustee of Washington Township, Hendricks County IN**.

Mr. Kneeland seconded the recommendation.

FOR – 5 –                      AGAINST – 0 –                      ABSTAINED – 0 –

## **APPROVAL OF THE 2020 PLANNING AND BUILDING MEETING SCHEDULE**

Mr. Brad Whicker stated that the next order of business was the approval of the 2020 Plan Commission meeting schedule.

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Mr. Dombrosky stated that if they had no issues with it, it could be approved.

Mr. Gentry motioned for the approval of the 2020 meeting schedule.

Mr. Whicker seconded the motion.

FOR – 5 –

AGAINST – 0 –

ABSTAINED – 0 –

Mr. Dombrosky gave an update on the Thoroughfare Plan. The commissioners held a somewhat public hearing last month. Today they amended the plan with some minor word changes. They wanted to respond a little more strongly to the public that came out in relation to the proposed interchange in Plainfield's plans. They thought we could accomplish our goals while still acknowledging that we are not initiating that project. Staff made those changes with our consultants, passed it back to the commissioners and they have agreed on that amendment. The process is that it would come back to the plan commission on January 14, 2020. He stated that the plan commission would get a copy beforehand. If the plan commission concurs with the amendment, then it would be adopted and effective that day. They took out any allusion to wording that can be construed to say we support any land use changes, because they are just talking about the transportation plan. At the same time, we must remember that transportation affects land use. He believed it was a better plan for the process it went through. It should be seen as a good outcome and compromise.

There being no further business, the meeting was adjourned at 6:54 p.m.

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Tim Dombrosky, Chairman