

## **HENDRICKS COUNTY AREA PLAN COMMISSION**

### **Meeting Minutes**

**Tuesday, March 12, 2024**

**6:30 PM**

Hendricks County Government Center • Meeting Rooms 4 & 5  
355 S Washington St #G80  
Danville, IN 46122

**\*\* NOTE – NO PLAN COMMISSION MEETINGS HELD FOR DECEMBER 2023 & JANUARY, FEBRUARY 2024\*\***

**Members Present:** Mr. Brad Whicker; Mr. Damon Palmer; Mr. Bob Gentry; Mr. Ron Kneeland; Mr. Walt O’Riley; Mr. Tom Whitaker and Mrs. Margaret Gladden.

**Members Absent:**

**Staff Present:** Mr. Tim Dombrosky, Secretary and Planning Director; Mr. Greg Steuerwald, County Attorney Representative; Mr. Brian Hurskainen, Senior Planner; and Mrs. Anna Wozniak, Recording Secretary.

A quorum was established, the Pledge of Allegiance was recited, and Mr. Whicker asked for a motion to approve the minutes from the November 14, 2023 meeting. Mr. Gentry made a motion to approve the November minutes. Mr. Kneeland seconded the motion. Motion of approval passed 7-0.

#### **New Business:**

**ZA 512/24: LENNAR HOMES – CONTINUED TO APRIL 9, 2024 MEETING**

**DPR 516/24: S&J INVESTMENT – CONTINUED TO APRIL 9, 2024 MEETING**

**DPR 517/24: BETHESDA CHRISTIAN SCHOOLS (PRIMARY);** development plan review/gymnasium expansion and parking; 36.4 acres; Brown Township; 33-17N-1E; located at Southwest of the intersection of E CR 800 N and N CR 650 E – (Innovative Engineering & Consulting)

**Mr. Zach Wilkinson – Innovative Engineering & Consulting – 3961 Perry Blvd., Whitestown, IN**

Mr. Wilkinson: Present on behalf of Innovative Engineering & Consulting, introduced members involved and shared a PowerPoint presentation of the project to board members.

- Going over the gymnasium and parking lot expansion to existing school.
- Explained the new dry detention pond and private storm sewer infrastructure.
- Discussed proposed landscaping. Provided 11 trees to exceed interior parking lot requirements.
- Approval of this development plan would provide an enhanced educational environment for students and faculty.

Mr. Wilkinson: Addressing comments and recommendations of the staff letter.

- Staff points out that existing pipes show very low slope and may impact drainage. School has not had any issues with the existing pipes; however, everything new will comply with the recommendation.
- A swale is shown to be installed allowing drainage from the curb turnouts.

Mr. Whicker: Are there any questions?

**Mr. Whicker opened and closed the public portion of the meeting as no one had signed up to speak. He asked for any final comments or questions from the board or staff.**

Mr. Gentry: Mentioned the Drainage Board requested continuance of this project until the March 26<sup>th</sup>, 2024 meeting.

There was discussion amongst the members and staff about the effect of continuing vs. approving the primary.

Being nothing further, Mr. Whicker asked for a motion to approve DPR 517/24: BETHESDA CHRISTIAN SCHOOLS (PRIMARY)

Mr. Gentry made a motion to approve DPR 517/24: BETHESDA CHRISTIAN SCHOOLS (PRIMARY)

Mr. O'Riley seconded the motion.

Motion to approve DPR 517/24 carried unanimously – SECONDARY will be addressed at the Administrative and Plan Committee Meeting March 13, 2024

**VOTE: For – 7                  Against – 0                  Abstained – 0                  APPROVE**

**Other Business:**

**Resolution of the Hendricks County Redevelopment Commission amending the Declaratory Resolution and the Economic Development Plan for the 70/39 Commerce Park Economic Development area.**

Mr. Dombrosky: Explained the reason for the Resolution is primarily to review and to make sure it matches the Plan Commission's recommendation and plans.

Mr. Whicker: Would you like an approval of the resolution?

Mr. Gentry: What are we trying to present and approve?

Mr. Dombrosky: The recommendation from the Plan Commission to the Commissioners.

Mr. Gentry made a motion for a favorable recommendation of the Resolution of the Hendricks County Redevelopment Commission

Mr. Whitaker seconded the motion.

**VOTE: For – 7                  Against – 0                  Abstained – 0                  APPROVE**

### **Election of President and Vice President for 2024 Plan Commission**

Mr. Gentry motioned to elect Mr. Whicker as 2024 President and Mr. Palmer as 2024 Vice President.

Mr. Whitaker seconded the motion.

The motion passed unanimously, 7-0.

<b>VOTE: For – 7</b>	<b>Against – 0</b>	<b>Abstained – 0</b>	<b>APPROVE</b>
<b>2024 President: Brad Whicker</b>		<b>Vice President: Damon Palmer</b>	

### **PC Meeting Schedule for 2024**

Mr. Gentry made a motion to adapt the 2024 PC Meeting Schedule

Mr. Keeland seconded the motion.

The motion passed unanimously, 7-0.

<b>VOTE: For – 7</b>	<b>Against – 0</b>	<b>Abstained – 0</b>	<b>APPROVE</b>
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### **Commissioners Ordinance Amendment – Wind Farms**

Discussion about the Wind Farms in Hendricks County.

Mr. Dombrosky: Commissioners asked us to draft an amendment to the current zoning ordinance adopted in 2009 pertaining to Wind Farms in Hendricks County. He explained in detail.

**Mr. Whicker opened the meeting for discussion.**

Mr. Whicker: Will we have to draft the ordinance?

Mrs. Gladden: What if they want to use eminent domain?

Mr. Steuerwald: It is a government action, no one else can use eminent domain.

Mr. Whicker: I have no objection, however, the zoning ordinance we have in place is sufficient and the change seems a little political. We want to send the right message. I'm not opposing it but feel it's not necessary to go through with the ban to Wind Farms.

Mr. Steuerwald: Just like any other amendment, there will be a public hearing and there will be an opportunity to make a recommendation.

Mr. Palmer: What do we need to do?

Mr. Dombrosky: Draft the ordinance and have the hearing.

Mr. Whicker: It will have to have strong consensus.

Mr. Gentry: It needs to be done.

Mr. Whicker: It represents the community desire.

Being no further business before the board, the meeting was adjourned at 6:56 PM.

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Tim Dombrosky, Secretary