

HENDRICKS COUNTY AREA PLAN COMMISSION ADMINISTRATIVE AND PLAT COMMITTEE

Meeting Minutes

Wednesday, July 10, 2024

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, Ron Kneeland, Ginger Harrington and David Gaston

Members Absent:

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

A quorum was established, the Pledge of Allegiance was recited, and Mr. Dombrosky asked for a motion to approve the minutes from the June 12, 2024 meeting. Mrs. Harrington made a motion to approve the corrected copy of June minutes. Mr. Ayres seconded the motion. Motion of approval passed 5-0.

VOTE: For – 5

Against – 0

Abstained – 0

APPROVE

Mr. Dombrosky opened the public portion of the meeting.

MIP 1183/24 – LINDA GOWAN; a 2-lot minor plat; 6 acres; Middle Township; 11-16N-1W; located on the North side of E CR 500 N. approx. 0.3 miles East of intersection W/N CR 100 E (Kruse Consulting, Inc.)

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

Also present: Ms. Judith Kenninger – BOTA – 1721 Cardinal Lane, Brownsburg, IN 46112

Mr. Kruse representing Linda Gowan gave an overview of the petition and property:

- Ms. Gowens owns both sides of the railroad right of way.
- B&O and Ms. Gowens worked out an agreement that they would trade the property.
- Plans reflect that. The actual transaction has not been finalized yet.

Mr. Kruse addressed the comments:

- There is a public right of way. Anybody can walk in that area.

Mr. Ayres: It does not match the definition, because of the ownership, it's for public use but it's still owned by the B&O Trail.

Mr. Dombrosky: It needs to have frontage access to the public right of way.

Mr. Ayres: It is based more on ownership than use.

Mr. Kruse: They have worked into an agreement with B&O to have two crossing of the right of way to the trail.

Mr. Ayres: The other solution is for B&O to dedicate that area to the county as a public right of way.

Ms. Kenninger: The long-term plan is that we would work out a deal with a county so that the parks department would take over. Our goal is to develop the trail, not to operate it.

Mr. Ayres: If that were to happen now it would satisfy that requirement.

Ms. Kenninger: When would that have to happen?

Mr. Ayres: It does need to happen for this plat to be approved without getting a variance.

More discussion between Mr. Kruse and board members about the plat and having an agreement dedicating the right of way to the county. The two owners being listed on the plat and recorded as soon as the plan is approved. It will take some time to build the trail.

Mr. Kruse: The trail doesn't exist yet, right?

Ms. Kenninger: The plan is to build it in the next year. You are saying we would have to turn it over to the county now?

Mr. Ayres: For this plat to be approved, yes! We can structure something with the commissioners to allow the construction of your facility in that right of way, so you can use it however you need to for the purposes of the trail.

Ms. Kenninger: It would be considered dedicated right of way, which is the long-term plan anyway, it would just be accelerated time line.

More discussion about the right of way and finalizing the documents by Ms. Gowan and initiating documents with the county for dedicating the right of way.

Mr. Dombrosky: If not already on the development plan, we would like to have an exhibit to show where the trail will be, so we know where the driveways and set back lines are located.

Mr. Kruse addressed other comments:

- Will turn in a waiver for two drives.
- There will be an easement on lot two for drainage.
- Street trees have been added to the plan.

Mr. Dombrosky asked for Motion to continue MIP 1183/24: Linda Gowan.

Mr. Kneeland made a motion to continue MIP 1183/24.

Mr. Ayres seconded the motion.

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

MIP 1184/24 – BUGGY WORKS INC; a 1-lot minor plat; 3.38 acres; Lincoln Township; 20-16N-2E; located on the South side of E US Highway 136, approx. 0.15 miles NW of intersection W/N Raceway Road (Kruse Consulting, Inc.)

Mr. Ayers motioned to continue MIP 1184/24: Buggy Works Inc.

Mr. Kneeland seconded the motion.

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

Mr. Dombrosky asked for motion to continue DPR 520/24: Buggy Works Inc. (Secondary)

Mr. Ayres made a motion to continue DRP 520/24.

Mr. Kneeland seconded the motion.

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

MIP 1126/24 – DAVID MORELAND (REPLAT); a 2-lot minor plat replat; 7.13 acres; Union Township; 18-17N-1W; located on the North side of W CR 1000 N, approx. 0.5 miles East of the intersection with N CR 300 W – 2226 W CR 1000 N., Jamestown, IN 46147 (Kruse Consulting, Inc.)

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

Mr. Kruse is representing David Moreland. He gave an overview of the petition and property.

- Looking to reconfigure the lot line between two lots.
- Currently lives on the western lot and sold that lot.
- Wants to build on the eastern lot.

Mr. Kruse addressed comments. Discussion about the drain depths and tile outlet.

Mrs. Harrington: The contractor that installed lot 1 stated the drain wasn't deep enough at the property line. That is why he crossed lot 2 to connect to the outlet.

Mr. Kruse: I don't think that's right.

Mrs. Harrington: Was the pipe put in with the development or was it already there?

Mr. Kruse: It was put in with the development and we will forward the as-built drawing to clarify.

Mrs. Harrington made a motion to approve MIP 1126/24: David Moreland based on staff comments and recommendations.

Mr. Ayres seconded the motion.

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

DPR 516/24 – S&J INVESTMENT CORPORATION (SECONDARY); development plan; 3.738 acres; Lincoln Township; 17-16N-2E; located at 10095 E. US Highway 136, Indianapolis, IN 46234 (BYN Consulting LLC)

Mr. Dombrosky: They received a 90-day continuance with Drainage Board.

Mr. Dombrosky asked for a motion to continue for 90 days.

Mr. Ayres made a motion to continue DPR 526/24: J&S Investment Corp. to October 9th Meeting.

Mrs. Harrington seconded the motion.

VOTE: For – 5

Against – 0

Abstained – 0

APPROVE

Being no further business before the board, the meeting was adjourned at 9:29 AM.

Tim Dombrosky
Chairman