

# HENDRICKS COUNTY AREA PLAN COMMISSION ADMINISTRATIVE AND PLAT COMMITTEE

## Meeting Minutes

Wednesday, August 14, 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 Tiffany Dalton

**Members Absent:** David Gaston

**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 July 10th, 2024 meeting. Mr. Ayres made a motion to approve the July minutes. Mr. Kneeland seconded the motion. Motion of approval passed 5-0.

**VOTE: For – 5**

**Against – 0**

**Abstained – 0**

**APPROVE**

**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.)

**WA 364/24 – MIP 1183/24: LINDA GOWAN;** a waiver of the subdivision control ordinance, Section 2.2.11 – Individual lots in residential subdivisions shall not have driveway access from an Arterial or Collector Road.

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

Mr. Kruse representing Linda Gowan addressed staff comments.

- Plat has been revised to define the B&O property to show the right of way dedication and legal access from the road.
- Plat will require two signatures one by B&O and one by Ms. Gowan when it's time to record.
- There will be a secondary septic field easement statement added to the plat.
- Street trees will have to be added to the plan in the future.

Mr. Dombrosky and Mr. Kruse discussed the right of way. Dombrosky clarified that the public hearing was already held, and that the sidewalk waiver had already been discussed.

Mr. Dombrosky brought up the street trees. Mr. Kruse outlined the trees, some being evergreen which block growth of new trees. Discussion followed on which ones needed to be removed and would have to be planted by the right of way. In the future if the trees come out something would have to be planted by the owner.

Mrs. Harrington: Provide drainage access for lot 2, but it does not have to go all the way up the side of lot 3. It can stay on lot 2 until it gets close to the right of way.

Mr. Kruse: I understand, we will make the revisions on the plat.

Mr. Ayres made a motion to approve MIP 1183/24 and WA 364/24.

Mrs. Harrington seconded the motion.

Mr. Kruse: How are we going to handle the issue with the trees?

Mr. Dombrosky: I don't have an issue with the trees that are already there and supplement with the trees to the West as long as they are not a traffic hazard.

Mr. Ayres revised the motion subject to the trees per plans as submitted.

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

**MIP 1185/24: BRETT COMER;** a 1-lot minor plat; 20.93 acres; Union Township; 30-17N-1W; located on the West side of N CR 300 W., Approx. 0.4 miles North of the intersection with W CR 850 N (Kruse Consulting, Inc.)

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

Mr. Kruse on behalf on the Comer Family to divide the land into 3 lots, 1 of the lots with existing house and vacant ones to be built on in the future.

- There are a lot of evergreen trees that are large and there is concern with planting new trees in front of them and hoping they will survive.
- The owner would really like to keep the tree in front of the drive. It measures 9' away from the road.

Mr. Ayres is okay with keeping the tree but if it ever becomes an issue it will have to be removed.

Discussion about all the large trees on the plan that will have to be removed and new ones planted. Mr. Kruse understands the trees are being planted to beautify the street scape but, in this case, it does not add any value. Mr. Dombrosky is concerned about 2 ash trees, okay with the rest of the plan. Mr. Kruse will have someone go out and check if they are disease prone type and if they are they will be removed.

More comments being addressed:

- Septic will be above ground and will be installed and approved prior to recording.
- Drainage easement will be changed to run along the south property line.
- Secondary septic field easement statement will be added to the plat.
- How do we handle the well? Get a permit or just fill it in with dirt, it's only 14' deep.

Mrs. Harrington answered break up the bottom if it's concrete, then fill it in, and take pictures.

**Mr. Dombrosky opened and closed the public hearing since no one had signed up to speak.**

Mr. Dombrosky made a motion to approve MIP 1185/24: Brett Comer with staff comments, and the condition that if the ash trees are disease prone, they will be removed; and three new trees shown on the South are planted but not the North one, the rest of the trees allowed to remain including tree #9.

Mrs. Harrington seconded the motion.

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

There was additional discussion on the trees that are to remain, and which need to be removed. Trees #1 and #11 need to be removed.

**MAP 643/24: PARKS AT PRESTWICK - (REPLAT LOTS 309 & 310);** a replat of lots 309 & 310 Parks at Prestwick Phase IX; 2.81 acres; Washington Township; S8-15N-1E; located on Northeast side of Parkstone Lane, Approx. 0.1 mile Northwest of the intersection with Bevington Lane

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

Mr. Kruse is here on behalf of the owner who would like to built a larger house on the property.

- Existing subdrain and street underdrain comments are understood.

Mr. Ayres motioned to approve MAP 643/24: Parks at Prestwick.

Mrs. Harrington seconded the motion.

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

**MIP 87/24: CRM REAL ESTATE;** a 1-lot minor plat (Vacation); 20.36 acres; Liberty Township; 24-14N-1W; located on the East side of SR 39, Approx. 0.25 miles South of the intersection with E CR 800 S (Kruse Consulting)

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

Mr. Kruse is present on behalf of the owner.

- Drainage easement comments are understood.
- Statement will be provided by the owner before the plat is recorded and will be forwarded to the Planning & Building Department.

Mr. Ayres motioned to approve MIP 87/24: CRM Real Estate (Vacation) subject to staff letter.

Mrs. Harrington seconded the motion.

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

**MAP 721/24: HEARTLAND CROSSING BUSINESS PARK – Section 4 (SECONDARY);** a 5-lot major plat; 13.817 acres; Guilford Township; 20-14N-2E; located at Union Mills Dr. and East Hendricks County Road (Projects Plus)

**Mr. Justin Hauge – Project Plus, 1257 Airport Parkway, Ste. A, Greenwood, IN 46143**

Seeking approval for the Heartland Crossing Business Park 5 lot split of one of lots.

Mr. Dombrosky explained the primary DPR has not been approved. We have looked at the development plan and it seems to meet our requirements no major changed in the layout, but approval of the plat is a risk. If the layout changes, the applicant will have to resubmit to change it.

Mr. Hauge: We are still waiting for some documentation from the owner to submit for the DPR.

Mrs. Harrington motioned to approve MAP 721/24: Heartland Crossing Business Park – Sec. 4 subject to conditions.

Mr. Kneeland 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.)

**DPR 520/24: BUGGY WORKS INC. (SECONDARY);** a development plan review; 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. Dale Kruse – Kruse Consulting, 7384 Business Center Drive, Avon, IN 46123**

Mr. Kruse is present on behalf of the owner. This project was continued at the Drainage Board Committee Meeting and will most likely have to be continued here today.

Mr. Kruse explained when project was submitted to INDOT originally they had a sub drain under 136 but it was rejected. That is the reason for continuance. Another change is the owner would like to use asphalt millings instead of asphalt behind the fence. Would that require a modification to the Administrative Committee or how do we handle that? Discussion between the board members about the authority to grant, whether it should be done after the public hearing had already taken place. There were no remonstrators. It was always discussed as a hard surface and decision was reached to think about it and perhaps it will need to be advertised again.

Mr. Ayres: Are the other comments addressed?

Mr. Kruse: Yes, it will all be revised.

Mr. Ayres made a motion to continue MIP 1184/24 & DPR 520/24: Buggy Works Inc. (Secondary) to September 11<sup>th</sup> Meeting.

Mrs. Harrington seconded the motion.

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

**EX 299/24: FOX CREEK – (SECTION 2);** an exception from Section 3.22 of the Subdivision Control Ordinance to record prior to completion of improvements.

**Richard Henderson – 11691 Fall Creek Road, Ste. 210, Indianapolis, IN 46256**

Mr. Henderson explained the exception is for street lights. Power has been installed but the lights are not available to install. The timeline is out of our control. It's hard to determine when streetlights will be installed. We would like to record the plat.

Mr. Ayers: We like to put an end date on exceptions. There were some issues with the storm drains. Is this something relevant to this extension.

Mr. Henderson: Other than what we recently reared?

Mrs. Dalton: I sent an email to Roger about several other things that needed attention.

Mr. Ayers: Is this something relevant to the request of recording the plat?

Mr. Henderson: We don't have Rogers final comments yet.

Discussion on the storm deficiencies and how to address them.

Mr. Dombrosky: The storm pipe seems like end of project maintenance items.

Mr. Henderson: Roger will not allow me to record the plat until all the corrections have been completed.

Mr. Dombrosky: These are not relevant to the exception to recording of the plat. We will let Roger address the other concerns with the contractors.

Discussion about how much time should be allowed for installation of the street lights and everyone agreed 3-month extension would be sufficient.

Mr. Ayres made a motion to approve EX 299/24: Fox Creek (Section 2) with a completion date of November 15th, 2024.

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 9:51 AM.

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Tim Dombrosky  
Chairman