

HENDRICKS COUNTY AREA PLAN COMMISSION ADMINISTRATIVE AND PLAT COMMITTEE

Meeting Minutes

Wednesday, December 11, 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 Ayres, Ron Kneeland, Dave Gaston and Kristen Lien.

Members Absent:

Staff Present: 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 November 13th, 2024 meeting. Mr. Kneeland made a motion to approve the November minutes. Mr. Gaston seconded the motion. Motion of approval passed 5-0.

MIP 1190/24: TERRY SAMPSON; a 3-lot minor residential subdivision plat; 20.03 acres; Center Township; 30-16N-1W; located at 2235 SR 236, Danville, IN 46122 (M J Gibson Land Surveying, LLC)

Mr. Gaston made a motion to continue MIP 1190/24: Terry Sampson to January meeting.

Mr. Kneeland seconded the motion.

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

MIP 1189/24: JOSHUA BEX; 2-lot minor plat; 5.17 acres; Brown Township; 36-17N-1E; 01-2-36-71E-300-006; located at the SE portion of intersection with E CR 750 N & N CR 850 E (Kruse Consulting, Inc.)

WA 367/24 – MIP 1189/24: JOSHUA BEX; a waiver of the subdivision control ordinance, Section 2.11(1)(c) – Lot depth.

Mr. Gaston made a motion to continue MIP 367/24 and WA 367/24: Joshua Bex to January meeting.

Mr. Kneeland seconded the motion.

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

DPR 516/24: S&J INVESTMENT (SECONDARY); development plan review; 4.23 acres; Lincoln Township; 17-16N-2E; located at 10095 E. US Highway 136, Indianapolis - (BYN Consulting)

Jason Rikken – Advanced Wood Designs LLC

Mr. Rikken went over Staff Recommendations with Kristen Lien from the Health Department and will email site survey from IDEM with required radius shown. Also, discussion with Mr. Ayres on combining three sets of plans into one showing all the required revisions. Many recommendations have been addressed and will be forwarded showing details and updates with language being added.

Mr. Dombrosky made a comment that staff feels this design will be very difficult to construct and we are going to be very tuff on the contractor to make sure it is installed correctly. It needs to be installed correctly in order for it to work properly.

Mr. Gaston suggested hiring a really good contractor.

Mr. Rikken said he was the contractor and will make sure that it will be installed and maintained.

Mr. Dombrosky again mentioned it is a challenging site, and all items have been addressed.

Mr. Ayres made a motion to approve DPR 516/24: J&S Investment subject to Saff Letter and subject to the changes being discussed in the plans if they haven't already.

Mr. Gaston seconded the motion.

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

DPR 522/24: CREW CAR WASH, INC. (SECONDARY); development plan review; 1.83 acres; Guilford Township; 20-14N-2E; located at East corner of SR-67 and Heartland Crossing Blvd, 1 parcel northeast of the 5/3rd Bank – (Mike Timko, P.E.)

Katherine Rayner – Crew Car Wash Inc. & **Mike Timko** – Kimley-Horn, 500 E. 96th St., Ste. 300, Indianapolis, IN 46240

Mr. Timko addressed staff recommendations and comments.

- The floodlights will be replaced with spotlights.
- Corrections have been made on the plans and were forwarded with revisions.
- The construction detail was added showing remill/overlay and will be cleaned up and reflected in the plans.

Mr. Dombrosky explained the process after approval.

Mr. Gaston made a motion to approve DPR 522/24: Crew Car Wash subject to Saff Letter recommendations and discussion here today.

Mr. Ayres seconded the motion.

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

DPR 521/24: SERENITY COMMONS (SECONDARY); development plan review; 9.786 acres; Guilford Township; 20-14N-2E; located at the northeast corner of Heartland Blvd. and S. Raceway Rd. – (David Stoeppelwerth/Dennis D. Olmstead – Stoeppelwerth & Associates, Inc.)

MAP 757/24: SERENITY COMMONS (SECONDARY); a 1-lot major plat; 9.786 acres; Guilford Township; 20-14N-2E; located at the northeast corner of Heartland Blvd. and S. Raceway Rd. - Dennis D. Olmstead – Stoeppelwerth & Associates, Inc.)

Mr. Gaston made a motion to continue DPR 521/24: Serenity Commons and MAP 757/24: Serenity Commons to January meeting.

Mr. Kneeland seconded the motion.

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

DPR 523/24: BROWNSBURG YOUTH SPORTS, INC (SECONDARY); a development plan review; 60.852 acres; Brown Township; 36-17-1E; located at NE corner County Road 900 E. & County Road 700 N. (Geoff Ziegler – Banning Engineering)

Mr. Gaston made a motion to continue DPR 523/24: Brownsburg Youth Sports, Inc. (Secondary) to January meeting.

Mr. Kneeland seconded the motion.

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

DPR 524/24: CRM REAL ESTATE/CRM EXCAVATING (SECONDARY); a development plan review; 48.757 acres; Liberty Township; 24-14N-1W; located at 8451 S State Road 39, Clayton, IN 46118 (Dale Kruse – Kruse Consulting)

Mr. Gaston made a motion to continue DPR 524/24: CRM Real Estate/CRM Excavating (Secondary) to January meeting.

Mr. Ayres seconded the motion.

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

EX 301/24: SHAWN STEWART- MIP 1172; exception to record the minor plat; 7.142 acres; Guilford Township; 24-14N-1E; located at 8990 S. CR 825 E., Mooresville, IN (John Larrison – Holloway Engineering)

Mr. Stewart is asking for an exception to record the plat and be able to sell lot one. Exception is for 4 items; driveway that is going to provide excess to lots 2 & 3, street trees on lot 2 & 3, perimeter drain on lot 2 & 3 and grinding the stump on lot 3. Lots 2 & 3 are not built yet.

Mr. Ayres made a motion to approve EX 301/24 – MIP 1172 subject to comments made here today and granted extension for completion of the remaining projects to June 2025.

Mr. Gaston seconded the motion.

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

DPR 504/22: JP EXPRESS (PRIMARY & SECONDARY); a development plan review; 5.43 acres; Liberty Township; 25-14N-1W; located at 9084 S. State Road S. SR 39, Mooresville, IN (Brian Moench – Moench Engineering)

Mr. Dombrosky made a motion to grant an extension of DPR 504/24 for one month. New plans must be submitted before a longer continuance.

Mr. Ayres 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