

HENDRICKS COUNTY AREA PLAN COMMISSION

Meeting Minutes

Tuesday, January 14, 2025

6:30 PM

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

Members Present: Mr. Brad Whicker; Mr. Ron Kneeland; Mr. Walt O’Riley; and Mrs. Margaret Gladden.

Members Absent: Mr. Thomas Whitaker, Mr. Damon Palmer

Staff Present: Mr. Tim Dombrosky, Director, Mr. Greg Steuerwald, County Attorney; Mr. Brian Hurskainen, Senior Planner; Mr. John Ayers, County Engineer, Mr. Jeff Pell 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 December 10th, 2024 meeting. Mr. O’Riley made a motion to approve the December minutes. Mrs. Gladden seconded the motion. Motion of approval passed 4-0.

Mr. Whicker informed board members of his position as the designee from the Board of Commissioners to serve on Plan Commission as the appointed member. There is a vacancy of a seat he held with County Council. There is also a need to elect officers that was not on the agenda.

Mr. O’Riley made a motion to elect Damon Palmer as president.

Mrs. Gladden seconded the motion.

VOTE: For – 3

Against – 1

Abstained – 0

Mr. Steuerwald confirmed that four votes are needed for any motion to pass.

Mr. Whicker served as interim President for the meeting.

ZA 520/24: BRIAN MOTTER; a zoning map amendment from AGR to GB; 14.63 acres; Marion Township; 07-15N-2W; located at 8081 W US Hwy 35, Coatesville, IN 46121 (Brian Motter)

Mr. Greg Irby – Irby Law - 47 W. Meridian Street, Danville, IN

Mr. Greg Irby representing Mr. Motter asked for continuance.

Mr. O’Riley motioned for continuance of DPR 520/24 to February 11th, 2025 meeting.

Mr. Kneeland seconded the motion.

VOTE: For – 4

Against – 0

Abstained – 0

ZA 521/24: THOMAS RICH; a zoning map amendment from AGR to PB; 13.60 acres; Middle Township; 18-17-1E; located on North side of CR 1000 N., approx. 700 feet west of CR 425 E (Andy Kult – Comer Law Office LLC)

Mr. O’Riley motioned for continuance of DPR 521/24 to February 11th, 2025 meeting.

Mr. Kneeland seconded the motion.

VOTE: For – 4

Against – 0

Abstained – 0

DPR 523/24: BROWNSBURG YOUTH SPORTS, INC (Primary); 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. Jeff Banning – Banning Engineering, 853 Columbia Rd., Plainfield, IN was present along with Mr. Geoff Zigler – Brownsburg Youth Sports, Inc.

Mr. Banning gave an overview of the petition and property. The applicant is requesting approval with the condition that some improvements will be delayed for two years. These include a perimeter path, landscaping and asphalt paving. Mr. Banning explained the construction is being completed in phases partly due to funding since this is not-for-profit. There was also discussion about the maintenance bond.

Discussion regarding the gravel parking lot and dust control being a concern for two-year period. Also, more discussion about the bonds.

Mr. Banning said they are comfortable with all the comments in the staff letter and would like to further discuss the bonding with staff.

Mr. Dombrosky wanted to make sure that all the requirements were understood by the applicant and met. Mr. Ayers confirmed they are not trying to waive the bond and Mr. Banning replied they are just trying to have some flexibility with the bond and landscaping.

Mr. O’Riley asked, what happens if the project is not completed in two years, is there some leniency?

Mr. Ayers replied that’s why we are asking for the performance bond and phase #1 must be completed before phase #2 begins and there will be permits and inspections taking place.

Mr. Whicker opened and closed the public portion of the meeting as no one had signed up to speak.

Mr. Ayers raised concerns about the parking lot remaining unpaved for two years.

Mr. Banning understands the concerns and would also like to see it completed as soon as possible.

Mr. O’Riley motioned for approval of DPR 523/24 subject to conditions and recommendations in the staff’s letter dated January 14, 2025; with temporary certificate of occupancy prior to completion of all improvements stated for 2 years.

Mr. Kneeland seconded the motion.

VOTE: For – 4

Against – 0

Abstained – 0

DPR 524/24: CRM REAL ESTATE/CRM EXCAVATING (Primary); 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. Dale Kruse – Kruse Consulting, 7384 Business Center Drive, Avon, IN and Mr. Chip McCullough – Owner of CRM Excavating

Mr. Kruse gave an overview of the project. The improvements were made without approval. Through rezoning, there was a commitment that the applicant goes through a site plan review for improvements that were needed. The drainage, septic system and landscaping were discussed and how they will be implemented in the project.

Mr. Kruse talked about the existing detention pond, extension of sewer to one of the existing houses, general drainage pattern, and building a detention pond that will serve the entire site in its developed state. Landscaping

consists of heavily wooded areas and new plantings where none exists. The applicant is requesting three modifications to the development standards, one of them would be not to have masonry on the new structure. Second, the extension of the gravel lot to allow for parking of more trucks and storage. The driveway up to the gate is chip and seal. The third is for no sidewalks.

Mr. O'Riley asked if anything was visible from SR 39.

Mr. Kruse replied that the area is heavily wooded, and it was not visible.

Mr. Kruse went over the staff comments and recommendations and explained how the modifications will be addressed. They will be working with the staff on the lighting and making sure it's all completed and compliant with the ordinance.

Mr. Dombrosky explained our lighting ordinance to board members.

Mr. Kruse is asking for approval this evening for the site in general; for the things that are already built, and for approval of what hasn't been done, which is the detention pond, the landscaping, septic system, etc.

Mrs. Gladden asked if the fields are farmed or hay or what, where the septic system will be built and the others.

Mr. Kruse replied that it is mowed grass.

Mr. Chip McCullough – 8451 SR 39, Clayton, IN

Mr. McCullough stated there was a house that had a lawsuit with the county. When he bought the property, he replanted some trees and has been mowing the grass. There is a corn field on the other side.

Mr. Dombrosky mentioned there is no request for exception to the landscaping since the area is heavily wooded and will meet the landscaping requirement.

Mr. Whicker opened and closed the public portion of the meeting as no one had signed up to speak.

Mr. O'Riley motioned for approval of DPR 524/24 subject to conditions & recommendations in the staff's letter dated January 14, 2025; with approval of requested modifications.

Mr. Kneeland seconded the motion.

VOTE: For – 4

Against – 0

Abstained – 0

Being no further business before the board, the meeting was adjourned at 7:34 PM.

Tim Dombrosky, Secretary