

**HENDRICKS COUNTY AREA PLAN COMMISSION
ADMINISTRATIVE AND PLAT COMMITTEE**

AGENDA

WEDNESDAY, MAY 14, 2025

9:00 AM

Rooms 4 & 5

Hendricks County Government Center
355 South Washington Street #G80
Danville, Indiana 46122

1. PLEDGE OF ALLEGIANCE

2. APPROVAL OF THE MINUTES FOR – April 9, 2025

3. PUBLIC HEARINGS

Public hearing items have been advertised according to law. For items involving a piece of land, courtesy notices have been sent to some property owners in the vicinity and a sign with information pertaining to the case has been posted on the property. Testimony for and against each proposal will be taken and a decision by the Plan Commission Administrative and Plat Committee will be made. The Committee may continue an item to another date for hearing if the public is better served by such a continuance.

❖ **NEW BUSINESS**

MIP 1197/25: STEVE MERTZ; a 3-lot minor plat; 9.75 acres; Middle Township; 12-16N-1W; located at 5491 N County Road 250 E., Pittsboro, IN 46167 on the east side of N County Road 250 E, approximately 0.5 miles south of the intersection with E County Road 600 N (Joshua Zarnoth – Kruse Consulting, Inc.)

WA 373/25 – MIP 1197/25 STEVE MERTZ; a waiver of the subdivision control ordinance, Section 6.12.1.B – Sidewalks, pathways and pedestrian ways.

MIP 1198/25: RICK SCOTT; a 2-lot minor plat; 14.66 acres; Center Township; 13-15N-1W; located at 2425 E County Road 150 S., Danville, IN 46122 on southeast portion of the intersection with E County Road 150 S & S County Road 225 E (Joshua Zarnoth – Kruse Consulting, Inc.)

MIP 1199/25: JOEDIE BRYCE WILLIAMS; 2-lot minor plat; 6.69 acres; Eel River Township; 33-17N-2W; key nos. 04-1-33-72W-400-004; located on the East side of Ladoga Road, approx. 0.3 miles North of the intersection with N California Street (Joshua Zarnoth – Kruse Consulting, Inc.)

WA 374/25 – MIP 1199/25 JOEDIE BRYCE WILLIAMS; a waiver of the subdivision control ordinance, Section 6.12.1.B – Sidewalks, pathways and pedestrian ways.

OLD BUSINESS

MAP 281/25: CHANDLER HARDEN; a 2-lot minor plat (replat); 9.534 acres; Guilford Township; 10-14N-1E; located at 6331 E. County Road 600 South approx. 1650 feet East at the intersection of Moon Rd. and East County Road 600 South (Chandler Harden – Banning Engineering)

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)

WA 373/25 – MIP 1190/24: TERRY SAMPSON; a waiver of the subdivision control ordinance, Section 2.11c– Lot Improvements – Lot Depth, 3:1 Ratio

WA 374/25: MIP 1190/24 TERRY SAMPSON; a waiver of the subdivision control ordinance, Section 6.12.1.B – Sidewalks, pathways and pedestrian ways.

MIP 1196/25: JIM BOWLING; a 3-lot minor plat; 33.96 acres; Eel River Township; 4-16N-2W; located on East side of North SR 75 approx. 0.2 miles South of the intersection with West Railroad Street (J. Zarnoth – Kruse Consulting, Inc.)

WA 372/25 – MIP 1196/25: JIM BOWLING; a waiver of the subdivision control ordinance, Section 6.12.1.B – Sidewalks, pathways and pedestrian ways.

4. BUSINESS SESSION

In its business session, the Plan Commission Administrative and Plat Committee meets in open session to discuss each item and make a decision. By law, a business session agenda is posted at least 48 hours prior to this meeting. This is not a public hearing. No testimony is taken unless the Plan Commission Administrative and Plat Committee requests it. The Committee may continue an item to another date for hearing if the public is better served by such a continuance.

MRP 159/25: MITCHELL BURTON; a minor residential plat; 3.48 acres; Lincoln Township; 21-16N-1E; located on the West side of N County Road 575 East approx. 0.15 miles South of intersection with East County Road 350 North (Joel Brame – Kruse Consulting, Inc.)

MRP 160/25: LARRY & MARTHA NUNALEY; 1-lot minor residential plat; 5.93 acres; Clay Township; 4-14N-2W; located at 2372 E County Road 100 N., Danville, IN 46122. Southeast corner of intersection of S County Road 625 W and W County Road 550 S (Joel Brame – Kruse Consulting, Inc.)

WA 375/25: MRP 160/25 LARRY & MARTHA NUNALEY; a waiver of the subdivision control ordinance, Section 6.12.1.B - Sidewalks, pathways and pedestrian ways.

DPR 519/25 COMMERCIAL TEAM CONSTRUCTION – Section 4 (SECONDARY); a development plan review; 9.576 acres; Guilford Township; 20-14N-2E; located at 8851 Union Mills Dr., Camby, IN 46113 (Jeffery K. Smith – Projects Plus)

DPR 525/25: WATER SOLUTIONS UNLIMITED, INC. (SECONDARY); a development plan review; 3.88 acres; Guilford Township; 20-14N-2E; located at 8824 Union Mills Drive, Camby, IN 46113 (Kevin Roberts – Innovative Engineering & Consulting, Inc.)

DPR 527/25: B&O TRAIL ASSOCIATION, INC. (SECONDARY); a development plan review; 11.02 acres, Lincoln Township, 21-16N-1E, key nos. 08-2-16-61E-300-020; located on East side of N 500 E between address 4123 N CR 500 E and 4091 N CR 500 E (Margaret Storrow – Storrow Kinsella Associates, Inc.)

5. STAFF DISCUSSION

Information pertaining to these cases is available on the Hendricks County web site www.co.hendricks.in.us. It is also available to the public weekdays from 8:00 a.m. to 4:00 p.m. at the Department of Planning and Building, Hendricks County Government Center, 355 South Washington Street, Danville, Indiana 46122. There are times during routine application processing when files may not be immediately available. For more information, call 317-745-9255.