

HENDRICKS COUNTY AREA PLAN COMMISSION

AGENDA

TUESDAY, JUNE 10, 2025

6:30 PM

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 – May 13, 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 will be made. The Commission may continue an item to another date for hearing if the public is better served by such a continuance.

❖ NEW BUSINESS

ZA 525/25: CASH CONCRETE; a zoning amendment from AGR (Agriculture Residential District to MI (Major Industrial District); 16.69 +/- acres; Union Township; 34-17N-1W; key nos. 11-1-34-71W-100-004; located on north side of E US Hwy 136 approximately 0.75 miles west of County Road 100 E. (John J. Moore – Tuohy Bailey & Moore LLP)

ZA 526/25: HRH REAL ESTATE; a zoning amendment change from RB (Residential Business) to GB (General Business); 14.53 acres; Liberty Township; 2-14N-1W; key nos. 07-1-02-41W-400-001; located at the Northwest quadrant of the intersection of State Road 39 and US Hwy 40 (Ben Comer – Comer Law Office, LLC)

ZA 527/25: CONTOUR LAND GROUP; a zoning amendment change from AGR (Agricultural) to GB (General Business); 36 +/- acres; Lincoln Township; 6-16N-2E; key nos. 08-1-06-62E-400-002 & 08-1-06-62E-300-004; located at Northwest quadrant of CR 600 N and CR 1000 E intersection (Andy Kult – Comer Law Office, LLC)

DPR 525/25: WATER SOLUTIONS UNLIMITED, INC. (PRIMARY); 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 528/25: AVON APARTMENTS (PRIMARY); a development plan review; 4.77 acres; Washington Township; 8-15N-1E; located at 4055 E. Main Street, Avon, IN 46123 (Andrew Swanson – JPS Consulting Engineers, LLC)

❖ OLD BUSINESS

4. BUSINESS SESSION

In its business session, the Plan Commission 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 requests it. The Commission may continue an item to another date for hearing if the public is better served by such a continuance.

5. OTHER BUSINESS

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 on 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. Written objections to any item on the agenda may be filed with the secretary of the Plan Commission before the hearing. At the hearing, oral comments concerning each Public Hearing proposal will be heard. The jurisdiction of the Plan Commission is all of Hendricks County except the towns of Avon, Brownsburg, Clayton, Danville, Lizton, Pittsboro, and Plainfield. For more information, call (317) 745-9255.
FOR SPECIAL ACCOMMODATIONS NEEDED FOR HANDICAPPED INDIVIDUALS PLANNING TO ATTEND THIS HEARING, PLEASE CALL THE PLANNING SECRETARY AT (317) 745-9384 AT LEAST 48 HOURS IN ADVANCE OF THE MEETING.