

HENDRICKS COUNTY AREA PLAN COMMISSION ADMINISTRATIVE AND PLAT COMMITTEE

Meeting Minutes

Wednesday, April 9, 2025

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, Dave Gaston, Paul Jump (for Kristen Lien,) Ron Kneeland

Staff Present: Anna Wozniak, Recording Secretary

A quorum was established, the Pledge of Allegiance was recited. Mr. Ayers made a motion to approve the March 12th, 2025 meeting minutes. Mr. Gaston seconded. Motion of approval passed 5-0.

MIP 1195/25: LORI FORSDICK; a 3-lot minor plat; 22 acres; Liberty Township; 18-14-1E; located at 4239 East County Road 700 South, Mooresville, IN 46158 (John Larrison – Holloway Engineering)
John Larrison – Holloway Engineering – 100 Professional Court, Mooresville, IN

Mr. Larrison: Present on behalf of Forsdick. Going through the staff recommendations and comments. I've addressed the ditching work concern on the South side of the road. Will that information suffice, or will ditching work be required?

Mr. Ayers: Are you proposing any ditching work in the area of the pipes? We need to make sure that the water generally runs away from the road.

Discussion about the ditch line and perhaps adding swales in between the ditch line and pipes.

Mr. Larrison: I've addressed most of the concerns and would like to ask for approval subject to details required in the motion.

More discussion about extending tile to the lots, details of pipe bedding and cross section of the ditch, and other comments on the staff letter.

Mr. Dombrosky: Comments are mostly drafting and clarifications on details, if we are okay with the roadside ditch then we will need a specific plan detailing the installation of erosion control.

Questions from the Health Department about protecting the septic fields. Mr. Larrison added a note to keep the workers and equipment off the septic fields.

Mr. Ayers made a motion to approve MIP 1195/25: Lori Forsdick subject to staff letter and additionally subject to providing of swale flow line grades and typical cross section along the roadside frontage and also subject to providing connection invert elevations on the common drain in the back.

Mr. Kneeland seconded the motion.

VOTE: For – 5

Against – 0

Abstained – 0

APPROVE

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.)

Joel Brame - Kruse Consulting, Inc. – 7384 Business Center Drive, Avon, IN

Mr. Brame addressed items on staff letter and changes will be submitted before the plans get stamped for the development plan.

Mr. Ayers asked what the plans are for the existing drive and the shared drive.

Mr. Brame: The drive will likely cut across the slope going north.

Discussion about the drive going north but it will take it away from the lot line alignment and change the position of the easements. Concern about it possibly going in a flood hazard area. Configuration of the easements needs to be worked out since it is very important to the plat.

Mr. Brame: The remaining items in the staff letter are being addressed and are still waiting for a few items being processed by North Salem and waiting for an allocation letter. We are not able to locate where the well use to be, there is no casing, no evidence of a well being out there.

Mr. Ayers made a motion to continue MIP 1196/25: Jim Bowling and WA 372/25

Mr. Gaston seconded the motion.

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

Mr. Dombrosky noted the public hearing closed as no one appeared to speak.

MIP 567/25: CHRISTY CHALFANT; a 1-lot minor plat (replat); 2.50 acres; Marion Township; 9-15N-2W; located at 469 South County Road 600 West, Danville, IN 46122 (Joel Brame – Kruse Consulting, Inc.)
Joel Brame - Kruse Consulting, Inc. – 7384 Business Center Drive, Avon, IN

Mr. Brame representing Ms. Chalfant went over the comments. The trees will be trimmed back. Well for the neighbor to the south is more than 60 feet from the south property line and not close enough to affect the septic which was a concern.

Mr. Dombrosky opened and closed the public hearing as no one appeared to speak.

Mr. Gaston made a motion to approve MIP 567/25: Christy Chalfant subject to staff comments and discussion here this morning.

Mr. Ayers seconded the motion.

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

MAP 281/25: OLYMPIC VILLAGE; 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)
Chandler Harden – Banning Engineering - 853 Columbia Road, #101, Plainfield, IN

Mr. Harden: Present to carve of a 3-acre parcel on the south end of lot 2 for future development. The south part is annexed through Plainfield, and we are in contact with them to annex the entire parcel. Mr. Gaston made a motion to continue MAP 281/25: Chandler Harden.

Mr. Kneeland seconded the motion.

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

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)

Mike Gibson – MJ Gibson Land Surveying, LLC – 1990 N. Meridian Road, Greenfield, IN

Mr. Gibson gave an overview of the petition and property, went through the comments. The INDOT driveway permit, sidewalk waiver, and 3:1 ratio waiver have been applied for. Details of erosion control were added.

Mr. Ayers: Still concerned about erosion control and how that is going to be protected. Would like to see more details showing the construction of the driveway on the plans.

Mr. Gibson: The drainage for lot three has been labeled and the die test is being scheduled for the outlet of the pond. Details for risers have been added. Location of lot 2 may interfere with natural drainage and we have added diversion swales from the west going around the house, so it does not interrupt the drainage.

Mr. Gaston: I want to make sure the water is not pushing to the neighbor to the south. We want the water to go over to the pond.

Mr. Dombrosky: If the driveway is all gravel it will have to be hard surfaced on the right-of-way. If it is going to remain where it is, more detail is needed on how the drive will be constructed.

Mr. Ayers made a motion to continue MIP 1190/24: Terry Sampson, WA 373/25, and WA 374/25

Mr. Kneeland seconded the motion.

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

MIP 1194/24: EMMANUEL BAPTIST CHURCH; a 2-lot minor plat; 5.00 acres; Eel Township; 6-16N-2W; located at 8350/8370 State Road 236 (Hanse Engineering)

Mr. William Hobble - Trustee of Emmanuel Baptist Church – 8350 State Road 236, North Salem, IN

Mr. Dombrosky: Did the engineer receive the staff letter comments and was he able to make the changes? He needs to get the drawing fixed. There are two pages of the plat and it's not necessary.

Mr. Ayers: The engineer needs to fix the drawing and respond to our comments that have been made several times. Until the drawing is fixed it won't be recorded since they have two different plat pages that show two different notations, and it will record conflicting lots in the same document.

Mr. Dombrosky made a motion to approve MIP 1194/24: Emmanuel Baptist Church subject to staff comments and recommendations, and subject to the corrections being made prior to recording to planning department's satisfaction.

Mr. Ayers seconded the motion

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

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.)
Joel Brame - Kruse Consulting, Inc. – 7384 Business Center Drive, Avon, IN

Mr. Brame: Present on behalf of Mr. Burton. The easement is being worked on, and the family is aware that there is an easement required and are all okay with that.

Mr. Dombrosky: Discussion about the easement and wording that needs to be included for the future subdivision. It would be easier if the lot was shortened by 50 feet and would solve all the easement issues for future subdivision.

Mr. Ayers made a motion to continue DPR 159/25: Mitchell Burton.

Mr. Kneeland seconded the motion.

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

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)

Mr. Ayers made a motion to continue DPR 519/25: Commercial Team Construction.

Mr. Kneeland seconded the motion.

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

Being no further business before the board, the meeting was adjourned at 9:57 AM.

Tim Dombrosky
Chairman