

HENDRICKS COUNTY AREA PLAN COMMISSION

Meeting Minutes

Tuesday, May 13, 2025

6:30 PM

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

Members Present: Mr. Damon Palmer; Mr. Ron Kneeland; Mr. Walt O’Riley; Mr. Brad Whicker; Mr. David Wyeth; Mr. Thomas Whitaker and Mrs. Margaret Gladden.

Members Absent:

Staff Present: Mr. Greg Steuerwald, County Attorney; Mr. Brian Hurskainen, Senior Planner; and Mrs. Anna Wozniak, Recording Secretary.

Staff Absent: Tim Dombrosky

A quorum was established, the Pledge of Allegiance was recited, and Mr. Palmer asked for a motion to approve the minutes from April 8th, 2025. Mr. Whicker made a motion to approve April minutes and Mr. O’Riley seconded the motion. April minutes were approved 7-0.

ZA 524/25: BULLDOG ACQUISITION CORP. C/O HAWKINS, INC.; a zoning amendment change from L-I (Light Industrial I-2, with commitments and use exclusions, per ZA-211/GU 99-01) to L-I (Light Industrial); 3.879 +/- acres; Guilford Township; 20-14N-2E; key nos. 32-16-20-351-001.000-011; located at 8824 Union Mills Drive, Camby, IN 46113 (Andrew Buroker – Faegre Drinker Biddle & Reath LLP)

Mr. Andy B. Buroker – Faegre Drinker Biddle & Reath LLP., 600 E. 96th Street, Ste. 600, Indianapolis, IN 46240

Mr. Buroker representing Bulldog Acquisition Corp./Hawkins, Inc. explained the intent of the rezoning which would remove the property’s prior zoning commitment of no outside storage and use exclusions to allow the continued existing light industrial use of the property with outside storage. The comprehensive plan meets the requirements for rezoning. It doesn’t adversely impact or affect any surrounding properties. His client is looking at changing the parking lot since they are growing and would like to make it more efficient and safer for the employees and truck deliveries.

Mr. O’Riley: Do you know if they are planning to have any outside storage?

Mr. Buroker: They currently have outside storage for empty tanks, no materials, no liquids, no chemicals being used. They are looking into taking out the restrictions and keeping it as LI/Light Industrial with existing uses. The main change will be extending the parking lot to the South of the property and trucks would have more parking area to load and unload.

Mr. Palmer opened the public portion of the meeting.

Mr. Whicker motioned for a favorable recommendation of ZA 524/25: BULLDOG ACQUISITION CORP. C/O HAWKINS, INC. to the Commissioners.

Mr. Kneeland seconded the motion.

VOTE: For – 7

Against – 0

Abstained – 0

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.)

Mr. Whicker motioned for a continuation of DPR 525/25: Water Solutions Unlimited, Inc.

Mr. O’Riley seconded the motion.

VOTE: For – 7

Against – 0

Abstained – 0

DPR 526/25: CONNECTION POINTE CHURCH – AVON (PRIMARY); a development plan review; 10.74+/- acres, Washington Township, 8-15N-1E, key nos. 12-3-08-51E-200-001; located on South side of E. Main Street approx. 265 west of County Road 500 E., Avon, IN 46123 (Ryan Lindley – Banning Engineering)

Mr. O’Riley motioned to table DPR 526/25: Connection Pointe Church for 180 days.

Ms. Gladden seconded the motion.

VOTE: For – 7

Against – 0

Abstained – 0

DPR 527/25: B&O TRAIL ASSOCIATION, INC. (PRIMARY); 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.)

Mr. Jeff Smallwood – President of the B&O Trail Association, 4716 E CR 100 South, Avon, IN

Mr. Smallwood gave an overview of the petition and property and stated, “The parking lot, only has 10 parking spaces and is inadequate for the number of users. The proposed parking lot would have 24 parking spaces. There is already a parking lot there that is just gravel, and we would like to upgrade that to a formal asphalt parking lot as well as an equestrian area to the back of the parking area. The B&O Trail going to the west has a separate equestrian trail for 2 miles that crosses CR 500 East. The B&O Trail would like to propose having juniper shrubs along the south boundary of the parking area to provide a barrier. The north property line is heavily wooded with existing trees. The slides show existing shrubs and trees that are fairly dense.”

Discussion about the current parking spaces being gravel. Proposed will be asphalt, there will be 2 handicapped spaces, 2 benches, a bike rack and 2 trees as you are driving into the parking lot along the entry drive.

Mr. Smallwood: “We would like to avoid planting more trees as they create a sight-line barrier between trail users and motorists as they become a hazard. Modifications to the ordinance have been submitted. Another waiver is submitted for a sidewalk requirement as it is not likely that there will be a subdivision that will require sidewalks to connect.

Ms. Gladden agrees with there being less trees to make the road more visible to avoid accidents between the trail users and motorists.

Mr. Palmer opened the public portion of the meeting.

Mr. Whicker motioned for approval of DPR 527/25: B&O Trail Association, Inc. subject to staff's recommendations; granting the modification of no sidewalks.

Mr. O'Riley seconded the motion.

VOTE: For – 7

Against – 0

Abstained – 0

Being no further business before the board, the meeting was adjourned at 6:56 PM.

Tim Dombrosky, Secretary