

HENDRICKS COUNTY AREA PLAN COMMISSION ADMINISTRATIVE AND PLAT COMMITTEE

Meeting Minutes

Wednesday, August 13, 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, Kristen Lien, Ron Kneeland

Members Absent: David Gaston

Staff Present: Brian Hurskainen, Senior Planner and Anna Wozniak, Recording Secretary

A quorum was established; the Pledge of Allegiance was recited. Mr. Ayers made a motion to approve July 9th, 2025 meeting minutes. Ms. Lien seconded the motion.

VOTE: For – 4 Against – 0 Abstained – 0 APPROVE

MIP 1201/25: JIM WILLIAMS; a 3-lot minor plat; 29.85 acres; Lincoln Township; 8 & 9-16N-2E; located at the West portion of the intersection with N Raceway Road and W 46th Street (J. Zarnoth – Kruse Consulting, Inc.)

Joel Brame and Joshua Zarnoth – Kruse Consulting, Inc. – 7384 Business Center Drive, Avon, IN

Mr. Brame & Mr. Zarnoth representing Mr. Williams. They addressed the comments from staff letter.

- Access easement will be shown clearly on the plat and will cover the drives to the lot lines
- Marion County will be approving the plat shortly; mid-September
- Waiver for sidewalks has been applied for
- Health Departments recommendations were presented to the owner

Discussion about the easement. It's more visible on the plat rather than the development plan. Marion County is satisfied with the process completed for Hendricks County and does not require anything different.

Mr. Dombrosky opened the public hearing. There being no one signed up to speak, he then closed the public hearing.

Mr. Ayers made a motion to approve MIP 1201/25: Jim Williams subject to staff letter comments and Marion's County plat approval. Mr. Kneeland seconded the motion.

VOTE: For – 4 Against – 0 Abstained – 0 APPROVE

WA 379/25 – MIP 1201/25: JIM WILLIAMS; a waiver of the subdivision control ordinance, Section 6.12.1.B – Sidewalks, pathways and pedestrian ways.

Mr. Ayers made a motion to approve MIP 1201/25: Jim Williams subject to staff letter comments. Mr. Kneeland seconded the motion.

VOTE: For – 3 Against – 1 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 & Joshua Zarnoth - Kruse Consulting, Inc. – 7384 Business Center Drive, Avon, IN

Mr. Brame gave an update on the project.

- Waiver for sidewalks was submitted
- INDOT approval received and will be emailed
- Erosion control has been addressed and shows detail on the plat
- Details were provided for drive construction
- Culverts on both sides will be shown in the low areas of the proposed drive
- Primary drain outlets are shown for each location
- Existing well and septic has been added to plat for Lot 1

Discussion about the slopes being too severe and whether or not they are maintainable. At some point if ditches need to be installed there are two trees that will be impacted and replaced.

Ms. Lien will need statement that shows where the septic field easement used to be and INDOT email should be forwarded to Mr. Dombrosky.

Mr. Dombrosky opened the public hearing. There being no one signed up to speak, he then closed the public hearing.

Mr. Ayers made a motion to approve MIP 1196/25: Jim Bowling subject to staff letter comments and additional information provided for the driveways. Ms. Lien seconded the motion.

VOTE: For – 4 Against – 0 Abstained – 0 APPROVE

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.

Mr. Ayers made a motion to approve WA 372/25: Jim Bowling. Mr. Kneeland seconded the motion.

VOTE: For – 3 Against – 1 Abstained – 0 APPROVE

MIP 1197/25: STEVE MERTZ (REVISION); 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.)

Joshua Zarnoth and Joel Brame – Kruse Consulting, Inc. – 7384 Business Center Drive, Avon, IN

Mr. Zarnoth made all the revisions requested and they are clearly shown on the revised plat.

- There will be positive drainage ensured to the East away from the road when graded.
- Drive pipe will be provided for Lot 3
- Location of existing tile will be shown to where the drains connect
- Wastewater system will be sand lined
- Non-access easement runs southwest and northeast and continues East into lot 3. All changes will be reflected in the revised plat.

Mr. Ayers made a motion to approve MIP 1197/25: Steve Mertz (Revision) subject to staff letter and subject to positive drainage erosion shown on Lot 3. Mr. Kneeland seconded the motion.

VOTE: For – 4 Against – 0 Abstained – 0 APPROVE

MRP 162/25: JUSTIN FOREMAN; a 1-lot minor residential plat; 18.5 +/- acres; Liberty Township; 16-16n-1E; located at the NE corner CR E 450 N and N 575 E., approximately 3 miles SW of Brownsburg (K. Studley – Kruse Consulting, Inc.)

Joshua Zarnoth and Joel Brame – Kruse Consulting, Inc. – 7384 Business Center Drive, Avon, IN

Mr. Brame went over the comments and said all comments were understood and had been addressed.

Mr. Ayers made a motion to approve MRP 162/25: Justin Foreman subject to staff letter comments. Ms. Lien seconded the motion.

VOTE: For – 4 Against – 0 Abstained – 0 APPROVE

WA 380/25 – MRP 162/25: JUSTIN FOREMAN; a waiver of the subdivision control ordinance, Section 6.12.1.B – Sidewalks, pathways and pedestrian ways.

Mr. Ayers made a motion to approve WA 372/25: Justin Foreman. Mr. Kneeland seconded the motion.

VOTE: For – 3 Against – 1 Abstained – 0 APPROVE

MRP 163/25: SHARON HENADY; a 1-lot minor residential plat; 8.05 acres; Marion Township; 21-15N-2W; located at the North side of W CR 250 S., approximately 0.5 miles west of the intersection with S CR 600 W (J. Zarnoth – Kruse Consulting, Inc.)

Joshua Zarnoth and Joel Brame – Kruse Consulting, Inc. – 7384 Business Center Drive, Avon, IN

Mr. Brame said all comments and recommendations were understood.

Mr. Kneeland made a motion to approve MRP 163/25: Sharon Henady subject to staff letter comments. Mr. Ayers seconded the motion.

VOTE: For – 4 Against – 0 Abstained – 0 APPROVE

Being no further business before the board, the meeting was adjourned at 9:39 AM.

Tim Dombrosky
Chairman