

## HENDRICKS COUNTY AREA PLAN COMMISSION

### Meeting Minutes

Tuesday, July 8, 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. Thomas Whitaker; Mr. David Wyeth and Mrs. Margaret Gladden.

**Members Absent:** Mr. Brad Whicker

**Staff Present:** Mr. Greg Steuerwald, County Attorney; Tim Dombrosky, Secretary and Planning Director; Mr. Brian Hurskainen, Senior Planner; and Mrs. Anna Wozniak, Recording Secretary.  
A quorum was established, the Pledge of Allegiance was recited, and Mr. Palmer asked for a motion to approve the minutes from June 10th, 2025. Mrs. Gladden made a motion to approve June minutes and Mr. Kneeland seconded the motion. June minutes were approved 6-0.

**ZA 528/25: CONNECTION POINTE CHRISTIAN CHURCH OF BROWNSBURG, INC;** a zoning amendment change from PB (Planned Business) to NB (Neighborhood Business); 7.94 acres; Washington Township; 8 and 9-15N-1E; key nos. 12-3-09-51E-100-027; located on south side of E. Main Street, south of the intersection of N. CR 500 E. and E. Main Street (Steven Brehob – Banning Engineering)

Mr. Dombrosky mentioned a positive recommendation from the staff to the Commissioners for Connection Pointe Christian Church.

**Mr. Steven Brehob – Banning Engineering – 853 Columbia Road, Ste 101, Plainfield, IN 46168**

Mr. Brehob representing Connection Pointe Christian Church, gave an overview of the petition. Also, Mr. Doug Almore is here from Connection Pointe Church.

- Currently zoned PB/Planned Business requesting zoning change to NB/Neighborhood Business
- The church reached an agreement with property owners to purchase the second parcel and intend to combine both parcels for the development of the church
- The development of a new church building on the site meets the vision outlined in the Comprehensive Plan to encourage growth in existing communities
- Asking for a favorable recommendation to the commissioners

Mr. O'Riley: So, it's basically an expansion, correct?

Mr. Brehob: Yes, basically taking the 8-9 acres that were rezoned last year and turning it into 7-18 acres for same development, same church.

**Mr. Palmer opened the public portion of the meeting.**

**Mr. Greg Ternet:** Hendricks Power Cooperative – 86 N County Road 500 E

- Totally in support of the project. Church will be a good use of this property
- Concerned with the traffic
- There are three local government entities coming together
- Avon did a traffic study, and it didn't come back with any improvements of 500 E and Old 36
- Many accidents are taking place at that intersection

Discussion about when this project goes forward there needs to be some more thought put into where the entrance will be placed.

Mr. Palmer: So, will those issues be addressed with the development plan?

Mr. Dombrosky: There is nothing we can do on the Zoning Amendment. The zoning change makes sense from more intensive commercial use to less intensive commercial use for one cohesive user that would have the ability to participate in traffic improvements when that's possible. When the development plan comes through it

will be discussed with the commissioners and how we can make the traffic improvements at that time to make it safer and more efficient for everyone.

Discussion about the house being a possible eminent domain in the future if needed for the safety of that intersection. During the development plan a closer look will have to be taken at the traffic study to take into consideration the safety concern and the improvement of the infrastructure.

**Mr. Palmer closed the public portion of the meeting.**

Mr. Wyeth motioned for a favorable recommendation of ZA 528/25: Connection Pointe Church of Brownsburg, Inc., to the Commissioners.

Mr. Kneeland seconded the motion.

**VOTE: For – 6**

**Against – 0**

**Abstained – 0**

**Ordinance Update - Accessory Dwelling Ordinance Amendment**

Mr. Dombrosky gave an overview of the changed language in the ordinance.

- Changed to meet the setbacks for a principal structure to make it the same as in the district
- Removed sentence with “accessory dwelling units may be limited...”
- May statements are useless; it should either be shall or not exists
- Removed requirement for screening plan – BZA can always ask for what it deems appropriate
- Accessory structures shall be compatible in design which gives us a little flexibility with the owners

Mr. Steuerwald: When you get a huge number of variance requests and they all go through without remonstrance or issue, it’s a good indicator that the ordinance needs to be adjusted.

Mr. O’Riley: When will the changes take place once voted on, how soon does it take to go into effect?

Mr. Dombrosky: There will be a hearing, it will be advertised, and it will go to the Commissioners mid-August. If it passes it will be effective immediately.

Being no further business before the board, the meeting was adjourned at 6:54 PM.

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Tim Dombrosky, Secretary