HENDRICKS COUNTY AREA PLAN COMMISSION

Meeting Minutes Tuesday, September 9, 2025

6:30 PMHendricks County Government Center • Meeting Rooms 4 & 5 355 S Washington St #G80

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

Danville, IN 46122

Members Absent:

Staff Present: Mr. Graham Youngs, County Attorney; Tim Dombrosky, Secretary and Planning Director; 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 July 8th, 2025. Mr. O'Riley made a motion to approve July minutes, and Mr. Whitaker seconded the motion. July minutes were approved 6-0-1. Mr. Whicker abstained.

DPR 530/25: MY COATESVILLE FOOD STORE LLC. (PRIMARY); a development plan review; 0.33 acres; Clay Township; 5-14N-2W; located at 5074 Milton Street, Coatesville, IN 46121 (Brian Moench – Moench Engineering, P.C.)

Mr. Moench - Moench Engineering, 4000 Clarks Creek Road, Plainfield, IN 46168

Mr. Moench is requesting extended continuance. After submitting the petition for the site plan approval, they learned there are several issues that will have to be worked through and addressed.

Mr. Dombrosky would like to see the extension not to exceed a year. Working with the State can take a long time and when the project comes back it will need to be advertised again and will be put back on the agenda.

Mr. Whicker motioned to continue DPR 530/25: My Coatesville Food Store LLC for a period not to exceed twelve (12) months and reposting public notification. Mr. O'Riley seconded the motion.

VOTE: For – 7 Against – 0 Abstained – 0

MAP 724/23: KOGER SUBDIVISION (LOTS 2 & 3); 2-lot major plat; 14.354 acres; Middle Township; 25-14N-1W; located at NE corner South State Road 39 and Interstate 70, Mooresville, IN 46158 (Eric Boyd – CESO, Inc.)

Mr. Eric Allmon, PE – CESO, INC., 7777 Bonhomme Ave., Ste. 1853, Clayton, MO 63105

Mr. Allmon gave a Power Point presentation and went over staff recommendations.

- Extending existing truck stop to add additional parking spaces and truck wash
- Modify the code to allow the landscaping to be moved from the inside of the parking lot to the outside
- Proposing to increase landscaping along the outside of the perimeter of the site
- Meeting the lighting standards to lower the fixtures to 25 feet and provide full cut-off
- On site training for hazardous chemical spills and keeping them away from sewers
- Truck stops don't bring in crime, however we work closely with the law enforcement
- The truck areas are separate from the car areas

Mr. Dombrosky explained about the first lot was recorded and developed when the other lots were never approved so they were not buildable. Koger Street is still a private street, it was never dedicated and accepted by the County for maintenance. Some maintenance was done by Loves and Koger but recently there has been an interest in developing the other lots including this extension.

Discussion about the intersection, cul de sac and round about worked on with IDOT. Mr. Whitaker suggested traffic control would be needed at Love's entrance on Koger Street. Mr. Ayers stated the right-of-way will have to be purchased by the County, so it provides access to the North and the new connection.

Mr. Ayers: Is Love's agreeable to the items on the staff letter to be completed before approval for Koger Subdivision.

Mr. Allmon: Yes.

Mr. Palmer opened and closed the public portion of the meeting.

Mr. O'Riley motioned to approve MAP 724/23: Koger Subdivision (Lots 2 & 3) subject to staff recommendations and modifications with conditions of approval.

Mr. Kneeland seconded the motion.

VOTE: For – 6 Against – 0 Abstained – 1 (Whitaker)

DPR 412/25: LOVES TRUCK WASH (PRIMARY); a development plan review; 5.478 acres; Liberty Township; 25-14N-1W; located at 2299 Koger St., Mooresville, IN 46158 (Eric Boyd – CESO Inc.)

Mr. Eric Allmon, PE – CESO, INC., 7777 Bonhomme Ave., Ste. 1853, Clayton, MO 63105

Mr. Palmer opened and closed the public portion of the meeting.

Mr. O'Riley motioned for approval of DPR 412/25: Loves Truck Wash (Primary) subject to staff recommendations and conditions of approval. Mr. Whicker seconded the motion.

VOTE: For – 6 Against – 0 Abstained – 1

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.)

Kevin Roberts - Innovative Engineering & Consulting, Inc., 3961 Perry Blvd., Whitestown, IN 46075

Mr. Roberts is the designer of this project. Two modifications are being pointed out; the site plan doesn't meet the landscaping requirements. The south parking lot requires internal landscaping and a perimeter of 36 inches high greenery, and a headlight block installed. The truck parking in the front is also a modification.

Mr. Palmer opened and closed the public portion of the meeting.

Discussion about the parking lot on the south side of the building that is new and not showing any landscaping. The truck parking on the drive is not beneficial. Also, the outdoor storage is being removed. Drives are being widened and revised copies of the plans will be submitted for review. More discussion about the trucks parking in the front and curbs widened to improve turning movements.

Mr. Kneeland motioned for approval of DPR 525/25: Water Solutions Unlimited, Inc. (Primary) subject to approval with modifications of 1A and conditions stated in staff letter. Mr. O'Riley seconded the motion.

VOTE: For – 7 Against – 0 Abstained – 0

TZA 01/25: PROPOSED AMENDMENT TO THE HENDRICKS COUNTY ZONING ORDINANCE; regarding Accessory Dwelling Units

Mr. Dombrosky gave an overview of the changed language in the ordinance. Accessory dwellings have been a topic for a while and slowly making changes to permit accessory dwellings in different contexts and we are at the point

where we permit accessory dwellings in AGR with some design specifications. We see frequent requests for variances from these standards and those requests are granted with no remonstrance and no concerns from the neighbors or the board. When that happens, it means that we need to adjust our ordinances to permit the things that are being allowed without concern. We will continue to do that as we look at alternative flexible living arrangements that have no concern and are approved by the board, that don't have neighborhood concerns or complaints so that we can continue to allow people to have flexibility on how they use their property.

Overview of the changes:

- Changed the setbacks to be the same for a principal structure in the district
- For special exceptions, removed sentence with "accessory dwelling units may be limited..." as may statements are meaningless, and removed requirement for screening plan – The BZA can always ask for what it deems appropriate
- Accessory structures shall be compatible with design which gives a little flexibility rather than using the residential design standards

Mr. O'Riley: Is there something in the ordinance that mentions that it can't be a rental property.

Mr. Dombrosky: It has never been in the ordinance nor is it something we can enforce. It's always been a practical limitation since they cannot have a separate address or driveway.

Mr. Palmer opened the public portion of the meeting.

Ms. Tracy Berens-Funk - 5941 E County Road 1000 N, Pittsboro, IN

Ms. Berens-Funk: I represent Hendricks County Workforce Coalition and the Housing Task Force and would like to express support for this amendment. It goes a little way farther to make housing more accessible for more people and appreciates the board for taking this step.

Mr. Palmer closed the public portion of the meeting.

Mr. Whicker motioned for a favorable recommendation of TZA 01/25: Proposed Amendment to the Hendricks County Zoning Ordinance. 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 7:18 PM.		
	 Tim D	ombrosky, Secretary