

## HENDRICKS COUNTY AREA PLAN COMMISSION

### Meeting Minutes

Tuesday, September 9, 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. Brad Whicker; Mr. Walt O’Riley; Mr. Thomas Whitaker; Mr. David Wyeth and Mrs. Margaret Gladden.

**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.



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.

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Tim Dombrosky, Secretary