

HENDRICKS COUNTY AREA PLAN COMMISSION

Meeting Minutes

Tuesday, October 14, 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: Greg Steuerwald

Staff Present: Mr. Tim Dombrosky, Secretary and Planning Director; Mr. Brian Hurskainen, Senior Planner and Mrs. Anna Wozniak, Recording Secretary. Also present were John Ayers, County Engineer; Ian James, Planner and Mark Mussman, Zoning Inspector.

A quorum was established, the Pledge of Allegiance was recited, and Mr. Palmer asked for a motion to approve the minutes from September 9th, 2025. Mr. O’Riley made a motion to approve September minutes, and Mrs. Gladden seconded the motion. September minutes were approved 7-0.

ZA 529/25: LASER LOGISTICS, LLC; a zoning amendment change from MI (Major Industrial) to GB (General Business); approx. 1.443 +/- acres; Washington Township; 29-15-2E; key nos. 12-1-29-62E-440-002; located at 2478 N. Raceway Road (Laser Logistics, LLC., Brian Tuohy – TBM Attorneys)

John Moore – Tuohy Bailey & Moore LLP, 9294 N. Meridian Street, Indianapolis, IN 46260 also present, Mr. Phil Drew with Laser Logistics LLC.

Mr. Moore shared a power point presentation regarding rezoning at 2478 N. Raceway Road

- Went over zoning history from 1987 – October 2025
- Facility was vacant from June 2024 – October 2025
- Seeking rezone to GB to permit an Indoor Soccer Facility
- Former gymnastics and cheerleading facility operated within the existing building from 1987-2024
- Rezoning allows for use of an existing building which has been vacant since 2024
- Staff recommends the Plan Commission forward the petition with a favorable recommendation

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

Mr. Whicker motioned for favorable recommendation of ZA 529/25: Laser Logistics, LLC. to the Commissioners. Mr. O’Riley seconded the motion.

VOTE: For – 7

Against – 0

Abstained – 0

DPR 525/25: WATER SOLUTIONS UNLIMITED, INC. (SECONDARY); 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. Dombrosky gave a background of the secondary DPR, when the property was zoned in the distant past it was rezoned with a commitment that there would be no outdoor storage. There was a violation. They came back and wanted the outdoor storage commitment removed, and it was approved. There was a site plan improvement proposed to park trucks in the front of the building and build a new parking lot on the south side of the building with the understanding that the outdoor storage would be removed from the north side of the building. During the secondary review and design a new outdoor storage area on the south side of the building was proposed.

Mr. Whicker: I drove by the facility and it’s not acceptable in its current state. It is in rough shape and has a lot more uses than the building can support.

Mr. Dombrosky: It has a secondary site plan to review and few technical comments to go over. We want to make sure that there are no issues with what is being proposed on the south side of the building. The site has not been well taken care of in the past and we would like to see once the improvements are made the site is better taken care of.

Discussion about the outside storage area. The proposal is a three-sided storage area on the south side of the building that is accessed from the inside of the building so it's not open to the road as the old one currently is. The improvements must be completed and must be satisfactory for the county.

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

Mr. Roberts is the designer of this project, had a presentation to share and went over comments.

- The outdoor storage does not harm the surrounding properties.
- The outdoor storage will be moved to the south side of the building and will be cleaned up
- Parking will be moved to the front of the building – there will be 40 parking spaces with 2 handicapped parking spaces
- Lighting plan was presented and improved
- Landscaping was improved and few trees will need to be replaced

Mr. Palmer: What is being stored out there?

Mr. Whicker: Large pallets stacked up, triple racked with large volume

Mr. Dombrosky: Taller fence could be put up;

Discussion about better lighting and the truck trailer parking spaces are not long enough for a fully hooked up cabin. The trucks will not be parking on the road with the new parking plan. They will drop the trailer and leave.

Mr. Ayers: The drainage and swales are shown on the plan, but I have concerns about the grass growing underneath the water. What are the reasons for that?

Mr. Roberts: The Tri-County Conservatory requires that detail.

Mr. Ayers: With the Tri-County Conservatory we have no jurisdiction over drainage so we will need to have something showing that they are requiring this detail for the future if the swale is not working properly.

Mr. O'Riley motioned for approval of DPR 525/25: Water Solutions Unlimited, Inc. (Secondary) subject to all staff recommendations and conditions of approval as stated in staff letter. In addition, there will be no additional outside storage other than what is being presented and subject to Tri-County approval of drainage. Mr. Whicker seconded the motion.

VOTE: For – 7

Against – 0

Abstained – 0

Mr. Palmer: Director's Report will be deferred this month and Ordinance Workshop will be a discussion item. Prior to the actual workshop there will be an electronic survey sent to collect the responses and present them back in the workshop to make it more efficient.

Mr. Ian James, Planner and Mr. Mark Mussman, Enforcement Officer with Planning background were introduced, their background information and current positions in the Planning and Building Department were explained. Mr. Dombrosky is very confident that the Ordinance Update can be successfully completed as long as we have everyone on board as the guiding source.

Mr. James shared a Power Point presentation which is a first step into the new process. Proposal for usage of social media by Planning and Building Department.

- Importance of community engagement
- Role of public participation in planning process

- Social media engagement for local governments
- Cons of social media engagement for local governments
- Mitigating cons of social media engagement
- Benefits of social media-based engagement

Our proposal

- Creating a Facebook profile for the Planning and Building Department/Plan Commission
- Plan to disseminate information such as meeting agendas, and updates on projects
- Will be primarily used for keeping the public informed, but then guide them to other areas tailored for public comment

Discussion about the posts and comments review process before it goes live for social media. There could be links provided for comments on specific content. The Commissioners will be informed and will give input before the process begins. All comments will be reviewed since it will not be an open platform.

Mr. Dombrosky emailed a document to PC board members with questions. He wanted to make sure everyone understood where the questions were pulled from and what the context is so that they can be thoughtfully addressed. Questions were addressed and more discussion will take place at next month's meeting.

Being no further business before the board, the meeting was adjourned at 7:40 PM.

Tim Dombrosky, Secretary