

# HENDRICKS COUNTY AREA PLAN COMMISSION ADMINISTRATIVE AND PLAT COMMITTEE

## Meeting Minutes

Wednesday, October 15, 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, Paul Grider, Ron Kneeland, David Gaston

**Members Absent:** Kristen Lien

**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 September 10th, 2025 meeting minutes. Mr. Kneeland seconded the motion.

**VOTE: For – 5**

**Against – 0**

**Abstained – 0**

**APPROVE**

**MAP 724/23: KOGER SUBDIVISION (LOTS 2 & 3 SECONDARY);** 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 Boyd – CESO, Inc., 3601 Rigby Road, Ste 300, Miamisburg, OH 45342**

Mr. Boyd went over the comments

- Most of the comments were addressed and notations were cleaned up
- Comments on the storm water are being addressed with the clean water permit
- The major issues were number 4 & 5. Loves is not in agreement with these.

Mr. Ayers: Went out and looked at the road and there were deficiencies throughout the road. There are no isolated areas, the entire road needs improvement.

Mr. Boyd: Loves wants their GEO tech to go out there and see if there is a way to repair the road without entirely ripping it up.

Mr. Ayers: The road will need to be done at some point, maybe we can talk about timing. The County can wait to do the road to the North, however, if both are doing the work at the same time there will be major traffic issues.

Mr. Boyd would like to make extensive notes with the county on what exactly needs to be fixed and coordinated at the start of construction to outline what needs to be fixed and cleaned up.

Mr. Dombrosky: Wants to make it clear that based on Loves push back on some other issues on the road, areas that need to be repaired are not for debate they are for the county to identify and coordinate for replacement. There is some time to figure out an exception so you can move ahead with the parking lot work in the Spring. Recommends approval subject to staff recommendations and if Loves does not agree they will have to come back in front of Plan Commission to appeal the decision.

Mr. Ayers made a motion to approve MAP 724/23: Koger Subdivision (Lots 2 & 3 Secondary) subject to staff letter comments and recommendations. Mr. Kneeland seconded the motion.

**VOTE: For – 5**

**Against – 0**

**Abstained – 0**

**APPROVE**

**DPR 412/25: LOVES TRUCK WASH (SECONDARY);** 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 Boyd – CESO, Inc., 3601 Rigby Road, Ste 300, Miamisburg, OH 45342**

Mr. Ayers made a motion to approve DPR 412/25: Loves Truck Wash (Secondary) subject to staff letter comments and recommendations. Mr. Gaston seconded the motion.

**VOTE: For – 5                  Against – 0                  Abstained – 0                  APPROVE**

**MIP 1055/25: SECOND CIRCLE INVESTMENTS (REPLAT LOT 2 & 3);** 2-lot minor plat – replat; lot 3A 1.936 acres & lot 3B 1.755 acres; Lincoln Township; 20-16N-2E; key nos. 08-3-20-62E-276-001; located at 10919 E US Highway 136 (Terry Wright – AR Engineering)

Mr. Gaston made a motion to continue MIP 1055/25: Second Circle Investments (Replat Lot 2 & 3.) Mr. Kneeland seconded the motion.

**VOTE: For – 5                  Against – 0                  Abstained – 0                  APPROVE**

**EX 303/25 - MIP 1174/23 - Hertenstein;** an exception of the Subdivision Control Ordinance, Section 5.02; Expiration of Approval.

**Dale Kruse – Kruse Consulting, Inc., 7384 Business Center Drive, Avon, IN 46123**

Mr. Kruse is requesting an extension to record for MIP 1174/23: Hertenstein

Mr. Gaston made a motion to extend time to record EX 303/25; MIP 1174/23: Hertenstein to one year from October 15, 2025. Mr. Kneeland seconded the motion.

**VOTE: For – 5                  Against – 0                  Abstained – 0                  APPROVE**

**EX 304/25 - MIP 1178/23 – Harvey;** an exception of the Subdivision Control Ordinance, Section 3.24; Time Limitation to Record Secondary Plat.

**Ms. Jessica Morris – 1443 Heather Brooke Lane, Danville, IN 46122**

Requesting extra time to record secondary plat for MIP 1178/23: Harvey

Mr. Ayers made a motion to extend time to record EX 304/25 – MIP 1178/23: Harvey to one year from October 15, 2025. Mr. Gaston seconded the motion.

**VOTE: For – 5                  Against – 0                  Abstained – 0                  APPROVE**

Being no further business before the board, the meeting was adjourned at 9:23 AM.

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Tim Dombrosky  
Chairman