

## **HENDRICKS COUNTY AREA PLAN COMMISSION**

### **Meeting Minutes**

**Wednesday, November 12, 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. David Wyeth; Mrs. Margaret Gladden and Mr. Greg Steuerwald.

**Members Absent:** Mr. Thomas Whitaker

**Staff Present:** Mr. Tim Dombrosky, Secretary and Planning Director; Mr. Brian Hurskainen, Senior Planner; Mr. Ian James, 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 October 14th, 2025. Mr. O’Riley made a motion to approve October minutes, and Mr. Kneeland seconded the motion. September minutes were approved 6-0.

**DPR 529/25: MOTTER STORAGE (PRIMARY);** a development plan review; 14.63 acres; Marion Township; 7-15N-2W; located at 8081 W. US Highway 36, Coatesville, IN 46121 (Roger Azar – Roger Azar P.E.)

Mr. Dombrosky gave an overview of the project.

- This is a Primary site plan public hearing review
- Zoning was approved by the Commissioners earlier this year
- Petitioner requesting seven modifications outlined in the staff report

**Mr. Luke Gill – DES Engineering, 214 E. Main Street, Crawfordsville, IN 47933**

Mr. Gill went over the staff recommendations and went over the seven requested modifications.

- Current facility has eight parking spaces on concrete and based on the use of the facility, parking spaces are not necessarily needed
- Parking areas have hard surface requirements. Asphalt millings are proposed
- Landscape buffer is complied to the maximum where possible and black slats will be added to the fence to try to get as much coverage as possible
- With the nature of the facility, bike racks are not needed and Mr. Gill asked for exception
- INDOT does not provide a letter that they don’t require sidewalks, but they verbally said they do not want sidewalks along US 36, it would be an extreme hazard
- Metal is not allowed within GB district; we are proposing some stone facade on the bottom and will stay consistent with other storage facilities in the county

Discussion regarding a misunderstanding with the neighbor about the building being moved 150’ feet from the property line but wasn’t specified about the landscaping being moved 150’ feet as well. It meets the ordinance but there are a few comments related to the misunderstanding. Mr. Gill explained the site plan, showing where the landscaping, fence and the green area will be and will remain vacant, and will not be developed in the future.

**Mr. Palmer opened the public hearing.**

**Mr. Kris Harmless – 8123 W. US Highway 36, Coatesville, IN**

Mr. Harmless – Lives in the house located to the Northwest of the facility, owns about 8 acres and is concerned with the facility being 50-60 feet from his back door to the property line. The point of moving the 150’ feet was to preserve the view for the ponds. The mound and landscaping are great; however, it is taking the view away completely, it will block the buildings but it’s still in his backyard. Little room from the fence and the property would be great and hopefully the landscaping can be moved so the view can still be enjoyed, and nothing could be built in the green area in the future.

**Mr. Palmer closed the public hearing.**

**Mr. Brian Motter – 2465 N SR 39, Coatesville, IN**

Mr. Motter - Purchased this property 3 years ago and has been a long process. I have given up a lot to the point where it is today. Based on neighbors' concerns we have tried to work with them and accommodate as much as we can, but we are giving a lot of the property and losing a lot by doing that. The building is moved 150' feet but the landscaping will serve as a buffer, and undeveloped area is a liability issue, so we need to protect it and keep at the 30' feed that is required.

Discussion among board members regarding the landscaping and drainage still going to the neighbor's ponds once Drainage Board approves it. One acre of green space will be left open and noted that it will be left undeveloped. Further discussion on modifications that are allowed and they all seem reasonable.

Mr. Wyeth motioned for approval of DPR 529/25: Motter Storage (Primary) subject to staff recommendations with condition that the green space shown on current plan in the Northwest corner of the property remains undevelopable. Mrs. Gladden seconded the motion.

**VOTE: For – 5**

**Against –1**

**Abstained – 0**

#### **PC MEETING SCHEDULE FOR 2026**

Mr. Kneeland motioned for approval of PC Meeting Schedule for 2026. Mr. O'Riley seconded the motion.

**VOTE: For – 6**

**Against –0**

**Abstained – 0**

Mr. Dombrosky mentioned he received five responses from the survey and responses were varied. He also inquired if the board members would be open to a workshop at some point this year. It would be good to spend some one-on-one time, it would be very valuable to get everyone's input. The survey will also be sent to the Commissioners, so they are a part of this process.

Being no further business before the board, the meeting was adjourned at 7:37 PM.

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Tim Dombrosky, Secretary