

HENDRICKS COUNTY AREA PLAN COMMISSION ADMINISTRATIVE AND PLAT COMMITTEE

Meeting Minutes

Thursday, November 13, 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, Kristen Lien, Ron Kneeland, David Gaston

Members Absent:

Staff Present: Brian Hurskainen, Senior Planner; Ian James, Planner and Anna Wozniak, Recording Secretary

A quorum was established; the Pledge of Allegiance was recited. Mr. Ayers made a motion to approve October 15th, 2025 meeting minutes subject to Mr. Dombrosky's revisions. Mr. Gaston seconded the motion.

VOTE: For – 4 Against – 0 Abstained – 0 APPROVE

MIP 1204/25: BRANDON BOALS; 2-lot minor plat; 0.52 acres; Eel River Township; 4-16N-2W; located at 304 S Nebraska Street, North Salem, IN 46165 (Joshua Zarnoth – Kruse Consulting, Inc.)

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

Mr. Kruse is representing Mr. Boals; addressed staff comments and recommendations.

- Town of Salem is working on the sewer lateral connection
- The pipe end section has been addressed and has more detail
- The page has been rearranged to have more space for other departments
- The allocation letters will be forwarded to Health Department

Mr. Dombrosky opened and closed the public hearing.

Mr. Ayers made a motion to approve MIP 1204/25: Brandon Boals subject to staff's letter comments and recommendations. Mr. Gaston seconded the motion.

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

WA 381/25 – MIP 1204/25: BRANDON BOALS; a waiver of the subdivision control ordinance, Section 6.12.1.B – Sidewalks, pathways and pedestrian ways.

Discussion about sidewalks, the board would like to see sidewalks in town. There is a requirement for sidewalks and if the town of North Salem does not want the sidewalks, they should be the ones stating that. The town has also applied for a grant for a bike and pedestrian plan in the future.

Mr. Ayers made a motion to deny WA 381/25: MIP 1204/25. Mr. Kneeland seconded the motion.

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

MIP 1205/25: THOMAS TRUESDALE; 3-lot minor plat; 8.30 acres; Brown Township; 17-17N-2E; located at 10546 E County Road 1000 N., Brownsburg, IN 46112 (Joshua Zarnoth – Kruse Consulting, Inc.)

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

Mr. Kruse is asking for a continuance since it has been continued at the Drain Commission Meeting.

Discussion about the driveway with Mr. Ayers regarding changing the direction of the drive. The intersection will be used regardless, and Mr. Ayers is not in favor of individual driveway access to 1000 N.

Mr. Dombrosky opened and closed the public hearing.

Mr. Ayers made a motion to continue MIP 1205/25: Thomas Truesdale. Mr. Gaston seconded the motion.

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

WA 382/25 – MIP 1205/25: THOMAS TRUESDALE; a waiver of the subdivision control ordinance, Section 6.12.1.B – Sidewalks, pathways and pedestrian ways.

Mr. Ayers made a motion to continue WA 382/25: MIP 1205/25: Thomas Truesdale. Mr. Gaston seconded the motion.

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

MIP 1206/25: MOTTER STORAGE; 1-lot minor plat; 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. Luke Gill – DES Engineering - 214 E. Main Street, Crawfordsville, IN 47933

Mr. Gill addressed staff comments.

- Based on the last meeting a lot of items were removed and cleaned up
- Four drainage easements have been added per Drainage Committee Review
- All other items were addressed

Discussed changes to the plat. Confirm the easement along the property line is existing and the internal easements can be removed. The landscape buffer should not be included on the plat.

Mr. Dombrosky opened the public hearing.

Mr. Wade Stevens - Fire Marshal

Mr. Stevens would like to get electronic plans to make sure everything is code compliant and will be taking a look around the facility to make sure there is access for the protection of the buildings.

Mr. Dombrosky closed the public hearing.

Mr. Ayers made a motion to approve MIP 1206/25: Motter Storage subject to staff letter and revisions to the plat discussed at the meeting. Mr. Gaston seconded the motion.

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

MIP 308/25: ROBERT KASNAK (REPLAT); 3-lot minor plat; 5.23 acres; Lincoln Township; 7-16N-2E; located at 5505 N County Road 1000 E, Brownsburg, IN 46112 (Joshua Zarnoth – Kruse Consulting, Inc.)

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

Mr. Kruse is present on behalf of Kasnak Family. Addressed the comments on staff letter.

- The drainage easement will be adjusted
- Legend will be corrected to identify easement line on development plan
- House is currently on septic, will be switching over to sewer
- Notes will be adjusted not to overlap or conflict with others
- Allocation letter will be forwarded to Health Department
- Language added that if driveway on lot 3 would be removed in the future it would not be permitted to be re-built

Mr. Gaston made a motion to approve MIP 308/25: Robert Kasnak (Replat) subject to staff letter and comments made at this meeting per staff recommendations. Mr. Kneeland seconded the motion.

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

WA 383/25 – MIP 308/25: ROBERT KASNAK (REPLAT); a waiver of the subdivision control ordinance, Section 6.12.1.B – Sidewalks, pathways and pedestrian ways.

Mr. Gaston made a motion to approve WA 383/25: Robert Kasnak (Replat). Mr. Ayers seconded the motion.

VOTE: For – 4 Against – 1 Abstained – 0 APPROVE

MEETING SCHEDULE FOR 2026

Mr. Gaston made a motion to approve Meeting Schedule for 2026. Mr. Kneeland seconded the motion.

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

Being no further business before the board, the meeting was adjourned at 9:52 AM.

Tim Dombrosky
Chairman