

HENDRICKS COUNTY AREA PLAN COMMISSION ADMINISTRATIVE AND PLAT COMMITTEE

Meeting Minutes

Wednesday, January 14, 2026

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; and Anna Wozniak, Recording Secretary

A quorum was established; the Pledge of Allegiance was recited. Mr. Gaston made a motion to approve December 10th, 2025 meeting minutes. Mr. Kneeland seconded the motion.

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

MIP 1210/25: CASI TIBBS; a 1-lot minor plat; 2.50 acres; Eel River Township; 20-17N-2W; located at the West side of N CR 775 W., Approx. 0.4 miles North of the intersection with CR 900 N. (Joshua Zarnoth – Kruse Consulting, Inc.)

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

Mr. Kruse is representing the Tibbs family; addressed staff comments and recommendations. He would like to ask for exception to plant the trees in the spring. Health Department comments are understood regarding a SSFE on all lots and 1 soil boring within the SSFE.

Mr. Dombrosky opened and closed the public hearing.

Mr. Ayers made a motion to approve MIP 1210/25: Casi Tibbs subject to staff's letter comments and recommendations. Mr. Gaston seconded the motion.

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

EX 305/26 - MIP 1210/25: CASI TIBBS; Exception to record the plat prior to planting required street trees in the spring in order to increase the chances of the trees surviving.

Mr. Ayers made a motion to approve EX 305/26 for tree planting with the condition that certificate of occupancy will not be issued until the trees are planted. Mr. Gaston seconded the motion.

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

MIP 1211/25: LANDPAD BUFF TEX HOLDINGS LLC; a 3-lot minor plat; 19.05 acres; Middle Township; 23-16N-1W; located at the Southeast corner of 350 North & CR 150 East, Danville, IN (Mike Gibson – MJ Gibson Land Surveying, LLC)

Mr. Gaston recommends this case is continued till February meeting, it was continued at the Drainage Board as well.

Mr. Gaston made a motion to continue MIP 1211/25: Landpad Buff Tex Holdings LLC. Mr. Ayers seconded the motion.

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

MIP 1208/25: ALLEN FAMILY; a 3-lot minor plat; 30.27 acres; Guilford Township; 22-14-1E; located on the North side of East Hendricks CR., ¾ miles West of State Road 267 (Brian Haggard – V3 Companies, LTD.)

Mr. Dombrosky asked for a continuance motion, since no updates or corrections were received on that petition. Mr. Gaston made a motion to continue MIP 1208/25: Allen Family. Mr. Ayers seconded the motion.

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

WA 385/25 – MIP 1208/25: ALLEN FAMILY; a waiver of the subdivision control ordinance, Section 6.12.1.B – Sidewalks, pathways and pedestrian ways.

Mr. Gaston made a motion to continue WA 385/25: Allen Family. Mr. Ayers seconded the motion.

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

MIP 1209/25: CONNECTION POINTE CHURCH; a 1-lot minor plat; 18.72+/- acres; Washington Township; 8-15N-1E; located on the Southwest corner of E. Main Street and CR 500 E., Avon, IN (Ryan Lindley – Banning Engineering)

DPR 526/25: CONNECTION POINTE (SECONDARY); a development plan review; 18.72+/- acres; Washington Township; 8-15N-1E; located on the Southwest corner of E. Main Street and CR 500 E., Avon, IN (Ryan Lindley – Banning Engineering)

Mr. Ryan Lindley – Banning Engineering, 853 Columbia Road #101, Plainfield, IN 46168

Mr. Lindley is representing Connection Pointe and went over the modifications that were required.

Mr. Dombrosky opened and closed the public hearing.

Mr. Lindley understands staff recommendations.

- Documents will be submitted to the Health Department
- Adjustments will be made on the plat
- Curb transition will have detectable surface
- More language was added and notes will be clarified regarding the driveway

Discussion about the bollards and landscaping planters being 6 feet apart instead of 8 feet and being added to the site plan. Stripping has been added on the plan as well.

Mr. Gaston made a motion to approve MIP 1209/25 and DPR 526/25 (Secondary): Connection Pointe subject to staff letter comments and discussion held here today. Mr. Ayers seconded the motion.

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

DPR 531/25: CLERMONT DOLLAR GENERAL (SECONDARY); a development plan review; 1.936 acres; Lincoln Township; 20-16-2E; located at 10919 E. US Hwy 136 – West of N. Raceway Road (Andrew Rossell – AR Engineering, LLC.)

Mr. Joe Leonard – Second Circle Investments, LLC., 14137 Warbler Way North, Carmel, IN

Mr. Leonard is representing Clermont Dollar General and has reviewed the additional comments.

- Comments #1 and #2 were addressed by INDOT permit.
- The trees will be changed to what the Plan Commission required
- Different bicycle racks will be addressed and changed
- Note on the dumpster enclosure and water utility letter will be added

Mr. Ayers made a motion to approve DPR 531/25: Clermont Dollar General (Secondary) subject to staff letter comments and recommendations. Mr. Gaston seconded the motion.

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

DPR 529/25: MOTTER STORAGE (SECONDARY); a development plan review; 16.52 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

Discussion about the few comments that needed to be corrected and have been resolved.

Mr. Dombrosky said Comment #3 is a major concern from the county inspector since proper compaction on 12 inches between pipe is typically not achievable and verification will be required and must be done well. Also, additional erosion control measures may be required as the plan does not include some mounds such as grass area on the northwest corner and east side. Mr. Gill double checked the erosion control and feels there is enough to cover. Mr. Gaston said the drainage board is okay with the spacing on the mound.

Mr. Ayers made a motion to approve DPR 529/25: Motter Storage (Secondary) subject to staff letter comments and recommendations. 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 9:24 AM.

Tim Dombrosky
Chairman