

January 13, 2016

The Hendricks County Area Plan Commission Administrative and Plat Committee held a meeting on Wednesday, January 13, 2016 at 9:00 a.m. in the Hendricks County Government Center, Room 3, 355 South Washington Street, Danville, Indiana. Members present: Mr. Don Reitz, AICP, Planning Director and Chairman; Mr. James Andrews, Acting County Engineer; Mrs. Sonnie Johnston, Plan Commission Member Representative; and Mrs. Julie Haan, Environmental Health Director. Also present was: Mr. Owen Young, Planning Technician; Mr. Roger Salsman, Engineering Inspector; and Mrs. Joanne Garcia, Recording Secretary.

Mr. Reitz called the meeting to order with the Pledge of Allegiance. There was a quorum with four (4) members present.

Mr. Reitz then called for approval of the minutes for the December 9, 2016 meeting.

Mrs. Johnston made a motion to approve the December 9, 2015 meeting minutes.

Mrs. Haan seconded the motion.

FOR – 4 –                      AGAINST – 0 –                      ABSTAINED – 0 –

Mr. Reitz then called for the first item on the public hearing portion of the agenda:

**MIP 1070/15: GREGORY HOLE;** a 3-lot minor plat, 5.80 acres, Eel River Township, S15-T17N-R2W, located on the south side of Ross Road, approximately 0.50 mile south and 0.10 mile east of the intersection with State Road 234. (Kruse Consulting, Inc.)

Mr. Dale Kruse of Kruse Consulting, Inc. appeared on behalf of Mr. Hole. He stated he was requesting a continuance of thirty days due to exposed field tiles not yet being tested.

Mrs. Haan made a motion to grant a thirty (30) day continuance for **MIP 1070/15: Gregory Hole.**

Mrs. Johnston seconded the motion.

FOR – 4 –                      AGAINST – 0 –                      ABSTAINED – 0 –

**MIP 1071/15: SHERRY J. MINKIS (LOT 1, MIP 204 – PART);** a 1-lot minor subdivision, 4.49 acres, Brown Township, S29-T17N-R2E, located on the east side of County Road 1050 East, approximately 0.50 mile north of Maloney Road. (Kruse Consulting, Inc.)

**WA 269/15: MIP 1071 SHERRY J. MINKIS;** a Waiver of the Subdivision Control Ordinance, Section 6.12 (1.b.) – Sidewalks. (Kruse Consulting, Inc.)

Mr. Dale Kruse of Kruse Consulting, Inc. appeared on behalf of Sherry Minkis. He stated that they were hoping to uncover a system for the apartment. He stated that an investigation indicated that there might be one finger located and also a 500 gallon septic tank. He stated due to those findings, Ms. Minkis was now resigned to the fact of having to install a new system for the apartment.

Mrs. Haan commented that would need to be done prior to recording of the plat.

Mr. Kruse stated that was correct and that that issue was the last item of concern for this project. He reviewed the other items listed in the staff's letter dated January 5, 2016. He stated that they were requesting a waiver of the sidewalk requirement.

There being no further questions or comments, Mr. Reitz called for a motion.

Mrs. Johnston then made a motion to grant approval for **MIP 1071/15: Sherry J. Minkis** subject to the conditions and recommendations in staff's letter dated January 5, 2016.

Mrs. Haan seconded the motion.

FOR – 4 –

AGAINST – 0 –

ABSTAINED – 0 –

Mrs. Johnston then made a motion to grant approval for **WA 269/15: MIP 1071 Sherry J. Minkis**, a waiver of the Subdivision Control Ordinance, Section 6.12 (1.b.) – Sidewalks.

Mrs. Haan seconded the motion.

FOR – 4 –

AGAINST – 0 –

ABSTAINED – 0 –

Mr. Reitz then stated that he needed to open the public hearing on this item. There being no one signed up to be heard Mr. Reitz closed the public hearing.

The staff recommendations were as follows:

#### **DRAINAGE CONDITIONS:**

Subject to Drainage Board approval and the conditions of the County Surveyor.

#### **STAFF RECOMMENDATIONS:**

1. This development is not subject to the Residential Design Standards in the Hendricks County Zoning Ordinance; (HCZO Chapter 8.1) as the house is existing and the purpose of the plat is to combine additional acreage.
2. The Health Department does not have a record of a permitted onsite septic system for the accessory apartment. Prior to recording the plat, an onsite sewage system in compliance with 410 IAC 6-8.3 to serve the apartment must be installed and approved by the Health Department.
3. The applicant has requested a waiver of the Subdivision Control Ordinance (HCSCO Chapter 6.12 1.b.) requirement for sidewalks in Brown Township. The applicant stated in their written request that the applicant is platting over an existing plat in order to include additional property and the frontage is not changing. Further, there are no existing sidewalks in this area. The applicant has included a note on the plat stating when sidewalks become contiguous or adjacent on surrounding property, sidewalks will be installed. Staff does not object to this request.
4. An Improvement Location Permit for the existing garage and accessory apartment will be required prior to recording the plat.

#### **CONDITIONS OF APPROVAL:**

1. A properly executed County/Owner Inspection Agreement is not required as there are no on-site improvements proposed.
2. This project is subject to the National Pollutant Discharge Elimination System (NPDES) General Permit covering storm water quality. Procedures there under are governed locally by the Hendricks County Stormwater Management Ordinance and corresponding Technical Standards Manual. An application, fees, construction plans, specifications and Stormwater Pollution Prevention Plan must be presented for approval to the Hendricks County Drainage Board separately from the application to the Hendricks County Area Plan Commission. Secondary Stormwater Approval for a plat, PUD or development plan must be obtained from the Drainage Board prior to Secondary Approval (or Approval in the case of minor plats) by the Plan Commission or its Administrative and Plat Committee. In addition, an Erosion Control Permit issued by the Hendricks County Surveyor is required for individual building lots prior to obtaining a Building Permit from the Planning and Building Department.
3. A septic system must be designed for these lots prior to building permit application to reflect the actual house location and size. The initial review of the submitted soil analysis indicates that the soils are rated severe and that septic systems are feasible on these lots. Additional soil borings

- for each lot may be required at the time of septic permit application. Proposed subsurface drain outlet elevations are needed on each lot prior to final approval.
4. The absorption field areas must be fenced in such a way that accidental crossing of the site with equipment is prohibited. This may be done by farm fence, snow fence, or other similar materials. Preservation of the absorption field areas is the responsibility of the developer and if these areas are not preserved it could make the lots unbuildable.
  5. Secondary septic field easements (SSFE) must be shown on the plat, or separate easement document to be recorded with the plat must be provided.
  6. Prior to recording a statement must be added to the plat that states: Those designated as secondary septic field easements (SSFE) are secondary septic field easements that are hereby expressly reserved for the purpose of the placement of a sewage disposal field. Uses shall be limited to those consistent with the proper operation of a septic system and that will not result in soil compaction. The easement shall terminate only with the written approval of the Hendricks County Health Officer.
  7. The Hendricks County Planning and Building Department must be notified at least seventy-two (72) hours prior to any site improvements being installed.
  8. Addresses must be added to the final plat prior to recording. The Director of the Plan Commission will not sign the final plat without addresses included. To obtain addresses, the applicant must submit a request to the Planning and Building Department well in advance of the recording package being forwarded to the Hendricks County Engineer's Office. The Plat Address Information Sheet submitted with the plat application does not constitute a request for addresses.

**MIP 1072/16: MICHAEL SIMS;** a 2-lot minor subdivision, 9.03 acres, Brown Township, S24-T17N-R1E, located on the south side of County Road 950 North, approximately 0.17 mile east of the intersection with County Road 925 East. (Benchmark Consulting, Inc.)

**WA 270/16: MIP 1072 MICHAEL SIMS;** a Waiver of the Subdivision Control Ordinance, Section 2.11 (1.) (c.) Lot Improvements, Lot Depth (Benchmark Consulting, Inc.)

**WA 271/16: MIP 1072 MICHAEL SIMS;** a Waiver of the Subdivision Control Ordinance, Sec. 6.12 (1.)(b.) Sidewalks, Pathways & Pedestrian Ways, Location Minor Plats. (Benchmark Consulting, Inc.)

**WA 272/16: MIP 1072 MICHAEL SIMS;** a Waiver of the Subdivision Control Ordinance, Sec. 2.11 (2 (b.) Access Limited. (Benchmark Consulting, Inc.)

Mr. Nathan White of Benchmark Consulting, Inc. appeared on behalf of Michael Sims as to his request for a two lot minor subdivision. Mr. White stated he had reviewed the recommendations and conditions in staff's letter dated January 5, 2016 and that they were in agreement with all of those recommendations. He stated, however, that his client was not in agreement with staff comment #4 as he felt that there was not an issue with there being too many access points in this rural area. He stated his client felt it would be a detriment to his property to be required to combine the driveways.

Mr. Andrews stated that he and the county engineer, Mr. Ayers, had discussed the matter. He stated that because these were long narrow lots and if a single access was used, a maintenance agreement needed to be submitted splitting the ownership. Mr. Andrews stated his suggestion was placing two driveways side by side.

Mr. White stated he felt splitting the access into two parallel drives would be the best solution but he stated his client was not in favor of that suggestion either. He stated the client's goal was to have driveways on opposite ends of the lots.

January 13, 2016

Mr. Reitz asked again what Mr. Ayers' preference was.

Mr. Andrews stated that it was to have a single access with a maintenance agreement in place. He stated the compromise was to put the drives side by side and split the ownership and still have one access. Mr. Andrews explained some of the problems that might arise from this situation.

Mr. White discussed his solution that he felt his client would accept.

Mr. Reitz asked Mr. White to clarify his remarks.

Mr. Andrews stated that it would be one access point, double wide, to the right-of-way line with a split of the drives to the respective residences.

Mr. White stated there would be twenty-five feet of double drive and then split off.

Mrs. Haan asked if twenty-five feet was acceptable for a combined cut.

Mr. White stated whatever the difference was from the edge of pavement.

Mr. Reitz asked if this should be negotiated with Mr. Ayers.

Mr. Andrews stated even though he was sure Mr. Ayers would go along with that plan, he should be consulted first.

Mr. White stated he was okay with that and he also commented that they were okay with the other comments in staff's letter. He said that they had gotten the easement figured out for the Panhandle Pipeline.

Mr. Andrews suggested Mr. White submit a drawing to Mr. Ayers of what their driveway plan would be prior to recording the final plat.

Mr. Andrews made a motion to approve **MIP 1072/16: Michael Sims** subject to the following:

1. Conditions and recommendations in staff's letter dated January 5, 2016; and
2. Approval by County Engineer of driveway plan prior to recording of the plat.

Mrs. Johnston seconded the motion.

FOR – 4 –

AGAINST – 0 –

ABSTAINED – 0 –

Mr. Reitz stated he needed to open the public hearing portion of the hearing.

Ms. Valentina Goutsouliak of 8975 North County Road 925 East, Brownsburg, appeared. She explained where the property she owned was located in relation to this project. She stated she had no problem with the building lots for this project. She stated that a common driveway could become potentially contentious. She asked why the staff would want that.

Mr. Reitz responded that it was the policy of the board and county engineer to combine drives as much as possible as long as it was feasible.

Ms. Goutsouliak stated even though that was the basic policy, did the property owner agree.

Mr. White responded that it was not what his client wanted but it was the policy.

Mr. Reitz explained about "Land Use" decisions. He stated the policy was made to reduce the number of curb cuts along county roads.

Mr. Andrews stated the decision on this project was made based on the long narrow size of the lots being created. He stated it would be better to have one access that everyone could see and use safely.

Ms. Goutsouliak stated she did not see that it would make the lots look better.

Mr. Reitz stated it was not an aesthetic decision but a safety issue decision.

There was further discussion on the matter between staff members and Ms. Goutsouliak. After the discussion, Mr. Reitz closed the public hearing and stated that there were still three waivers to vote on.

Mrs. Haan made a motion to grant approval for **WA 270/16: MIP 1072 Michael Sims** a waiver of the Subdivision Control Ordinance, Section 2.11 (1.) (b.) Lot Improvements, Lot Depth.

Mrs. Johnston seconded the motion.

FOR – 4 –                      AGAINST – 0 –                      ABSTAINED – 0 –

Mrs. Johnston made a motion to grant approval for **WA 271/16: MIP 1072 Michael Sims**, a waiver of the Subdivision Control Ordinance, Section 6.12 (1.) (b.) Sidewalks, Pathways & Pedestrian Ways, Location Minor Plats.

Mr. Andrews seconded the motion with Mrs. Haan voting against.

FOR – 3 –                      AGAINST – 1 –                      ABSTAINED – 0 -

Mrs. Johnston made a motion to grant approval for **WA 272/16: MIP 1072 Michael Sims**, a waiver of the Subdivision Control Ordinance, Sec. 2.11 (2.) (b.) Access Limited.

Mrs. Haan seconded the motion.

FOR – 4 –                      AGAINST – 0 –                      ABSTAINED – 0 –

The staff recommendations and conditions were as follows:

**DRAINAGE CONDITIONS:**

Subject to Drainage Board approval and the conditions of the County Surveyor.

**STAFF RECOMMENDATIONS:**

1. This development is subject to the Residential Design Standards in the Hendricks County Zoning Ordinance; (HCZO Chapter 8.1).
2. The applicant has requested a waiver of the Subdivision Control Ordinance (HCSCO Chapter 2.11 1.c.) requirement of the depth of any lot not being allowed to be more than three times the width as measured from the front lot line to the rear lot line. The applicant stated in their written request that the southern half of the parcel is encumbered by floodplain of the Batz Regulated Drain making a portion of the property unusable. Excluding the floodway, the proposed lots will have an average depth to width ratio that meets the maximum of 3:1. The staff has no objection to this request.
3. The applicant has requested a waiver of the Subdivision Control Ordinance (HCSCO Chapter 6.12 1.b.) requirement for sidewalks in Brown Township. The applicant stated in their written request that there are currently no sidewalks in the area and that installation at this time will provide no benefit to the public. The applicant has included a note on the plat stating when

sidewalks become contiguous or adjacent on surrounding property, sidewalks will be installed. Staff does not object to this request.

4. The applicant has requested a waiver of the Subdivision Control Ordinance (HCSCO Section 2.11 2.b.) requirements that prohibits residential driveway access from a rural minor arterial road. Staff does not object to approval of this waiver as long as the driveways are combined and an ingress/egress easement shown on the plat and plans. Further, a maintenance agreement must be submitted prior to recording the final plat.
5. The Health Department is not in favor of any sidewalk waivers due to high rates of obesity, in children and adults, as well as the chronic diseases that result from limited exercise opportunities. Studies show that people with access to sidewalks get more exercise. Reduction of short car trips when engines emit the most pollution because they are not yet warmed up will also improve air quality.
6. The plans show a petroleum pipeline running through the southern portion of the property. There is no indication of an easement for the pipeline, however they are generally blanket easements. A letter from Panhandle Pipeline stating they have no objection to the proposal must be submitted prior to recording the final plat.
7. The applicant has complied with the requirement showing street trees on the plans. However, there are areas that the trees will interfere with the proposed sub surface drain (SSD). Either the SSD or the trees needs to be relocated as to not interfere with one another.
8. The North arrow on the development plan is oriented incorrectly.
9. Spot elevations should be shown for the roadside ditch and inverts on the drive pipes.
10. The easement for the SSD should be wider than 5' to allow for access for repairs.

**CONDITIONS OF APPROVAL:**

1. A properly executed County/Owner Inspection Agreement must be provided prior to approval with all appropriate fees paid prior to the start of any construction.
2. This project is subject to the National Pollutant Discharge Elimination System (NPDES) General Permit covering storm water quality. Procedures there under are governed locally by the Hendricks County Stormwater Management Ordinance and corresponding Technical Standards Manual. An application, fees, construction plans, specifications and Stormwater Pollution Prevention Plan must be presented for approval to the Hendricks County Drainage Board separately from the application to the Hendricks County Area Plan Commission. Secondary Stormwater Approval for a plat, PUD or development plan must be obtained from the Drainage Board prior to Secondary Approval (or Approval in the case of minor plats) by the Plan Commission or its Administrative and Plat Committee. In addition, an Erosion Control Permit issued by the Hendricks County Surveyor is required for individual building lots prior to obtaining a Building Permit from the Planning and Building Department.
3. A septic system must be designed for these lots prior to building permit application to reflect the actual house location and size. The initial review of the submitted soil analysis indicates that the soils are rated severe and that septic systems are feasible on these lots however the site limitations suggest that above ground sand mound systems may be required.
4. Additional soil borings for each lot may be required at the time of septic permit application. Proposed subsurface drain outlet elevations are needed on each lot prior to final approval.
5. The absorption field areas must be fenced in such a way that accidental crossing of the site with equipment is prohibited. This may be done by farm fence, snow fence, or other similar materials. Preservation of the absorption field areas is the responsibility of the developer and if these areas are not preserved it could make the lots unbuildable.
6. Secondary septic field easements (SSFE) must be shown on the plat, or separate easement document to be recorded with the plat must be provided.

7. Prior to recording a statement must be added to the plat that states: Those designated as secondary septic field easements (SSFE) are secondary septic field easements that are hereby expressly reserved for the purpose of the placement of a sewage disposal field. Uses shall be limited to those consistent with the proper operation of a septic system and that will not result in soil compaction. The easement shall terminate only with the written approval of the Hendricks County Health Officer.
8. The Hendricks County Planning and Building Department must be notified at least seventy-two (72) hours prior to any site improvements being installed.
9. Addresses must be added to the final plat prior to recording. The Director of the Plan Commission will not sign the final plat without addresses included. To obtain addresses, the applicant must submit a request to the Planning and Building Department well in advance of the recording package being forwarded to the Hendricks County Engineer's Office. The Plat Address Information Sheet submitted with the plat application does not constitute a request for addresses.

Mr. Reitz stated that ended the public hearing portion of the agenda. He called for the first case on the Business Session portion as follows.

**MRP 057/15: GREGORY LAND;** a 1-lot minor residential plat, 2.93 acres, Middle Township, S14-T17N-R1W, located on the west side of County Road 150 East, approximately 0.33 mile North of County Road 1025 North. (Kruse Consulting, Inc.)

Mr. Dale Kruse of Kruse Consulting, Inc. appeared on behalf of Mr. Land. He stated they were requesting approval for this one lot minor residential plat on 2.93 acres. He stated that he had completed the dye testing for this lot. He stated he had done the actual test himself, photographed it and witnessed the test being successful. Mr. Kruse gave a copy of the test results to Julie Haan and stated he would send a copy to Mrs. Ternet also. He reviewed the other staff recommendations and in regard to #3, he stated that the deed had been prepared and executed but not yet recorded. Mr. Kruse then asked Mr. Salsman if the County Owner Inspection Agreement covered his inspection for seeing that the trees had been removed.

Mr. Salsman stated yes. Mr. Salsman informed Mr. Kruse that he needed to send a request to Mrs. Ternet to change the hours on the Agreement and he explained the reason for this.

Mr. Reitz asked for further comments. There being none, Mr. Reitz called for a motion.

Mrs. Johnston then made a motion to grant approval for **MRP 057/15: Gregory Land** subject to the conditions and recommendations in staff's letter dated January 5, 2016.

Mrs. Haan seconded the motion.

FOR – 4 –                      AGAINST – 0 –                      ABSTAINED – 0 –

The staff conditions and recommendations were as follows:

#### **DRAINAGE CONDITIONS:**

Subject to Drainage Board approval and the conditions of the County Surveyor.

#### **STAFF RECOMMENDATIONS:**

1. The perimeter drain for this lot is proposed to tie into an existing tile. The tile must be located, elevation verified and the tile dye tested to prove that it is functional prior to approval.
2. Any trees within 7' of the edge of pavement must be removed prior to recording the final plat.

3. A copy of the deed for the land swap of the property to the north must be submitted prior to recording the plat.

**CONDITIONS OF APPROVAL:**

1. A properly executed County/Owner Inspection Agreement is not required as there are no on-site improvements proposed.
2. This project is subject to the National Pollutant Discharge Elimination System (NPDES) General Permit covering storm water quality. Procedures there under are governed locally by the Hendricks County Stormwater Management Ordinance and corresponding Technical Standards Manual. An application, fees, construction plans, specifications and Stormwater Pollution Prevention Plan must be presented for approval to the Hendricks County Drainage Board separately from the application to the Hendricks County Area Plan Commission. Secondary Stormwater Approval for a plat, PUD or development plan must be obtained from the Drainage Board prior to Secondary Approval (or Approval in the case of minor plats) by the Plan Commission or its Administrative and Plat Committee. In addition, an Erosion Control Permit issued by the Hendricks County Surveyor is required for individual building lots prior to obtaining a Building Permit from the Planning and Building Department.
3. A septic system must be designed for these lots prior to building permit application to reflect the actual house location and size. The initial review of the submitted soil analysis indicates that the soils are rated severe and that septic systems are feasible on these lots. Additional soil borings for each lot may be required at the time of septic permit application. Proposed subsurface drain outlet elevations are needed on each lot prior to final approval.
4. The absorption field areas must be fenced in such a way that accidental crossing of the site with equipment is prohibited. This may be done by farm fence, snow fence, or other similar materials. Preservation of the absorption field areas is the responsibility of the developer and if these areas are not preserved it could make the lots unbuildable.
5. Secondary septic field easements (SSFE) must be shown on the plat, or separate easement document to be recorded with the plat must be provided.
6. Prior to recording a statement must be added to the plat that states: Those designated as secondary septic field easements (SSFE) are secondary septic field easements that are hereby expressly reserved for the purpose of the placement of a sewage disposal field. Uses shall be limited to those consistent with the proper operation of a septic system and that will not result in soil compaction. The easement shall terminate only with the written approval of the Hendricks County Health Officer.
7. The Hendricks County Planning and Building Department must be notified at least seventy-two (72) hours prior to any site improvements being installed.
8. Addresses must be added to the final plat prior to recording. The Director of the Plan Commission will not sign the final plat without addresses included. To obtain addresses, the applicant must submit a request to the Planning and Building Department well in advance of the recording package being forwarded to the Hendricks County Engineer's Office. The Plat Address Information Sheet submitted with the plat application does not constitute a request for addresses.

**MRP 059/16: BRUCE SCHWARTZ;** a 1-lot minor residential plat, 4.33 acres, Center Township, S18-T15N-R1E, located on the east side of County Road 300 East, at the intersection with County Road 150 South. (Kruse Consulting, Inc.)

Mr. Dale Kruse of Kruse Consulting, Inc. appeared on behalf of Mr. Schwartz to request approval for this one lot minor residential plat on 4.33 acres. He explained that this request was to clean up an actual illegal lot split done in 2007. He stated that no dye test was needed as the existing septic system had been located. He stated they had done a soil test for the set aside septic area and the set aside easement area would be shown on the plat. He stated that the staff letter also requested a note on the



plat regarding removal of any tree within seven feet of the pavement edge and that would be done. He stated that he had also corrected the plat to show the correct project number.

There being no comments or questions, Mr. Reitz called for a motion.

Mrs. Haan made a motion to grant approval for **MRP 059/16: Bruce Schwartz** subject to the conditions and recommendations in staff's letter dated January 5, 2016.

Mrs. Johnston seconded the motion.

FOR – 4 –                      AGAINST – 0 –                      ABSTAINED – 0 –

The staff recommendations and conditions were as follows:

**DRAINAGE CONDITIONS:**

Subject to Drainage Board approval and the conditions of the County Surveyor.

**STAFF RECOMMENDATIONS:**

1. As noted on the plat, any tree within 7' of the pavement edge must be removed prior to recording the final plat.
2. The plat and plans must be revised to reflect the correct project number as MRP 059/16.

**CONDITIONS OF APPROVAL:**

1. A properly executed County/Owner Inspection Agreement is not required as there are no on-site improvements proposed.
2. This project is subject to the National Pollutant Discharge Elimination System (NPDES) General Permit covering storm water quality. Procedures there under are governed locally by the Hendricks County Stormwater Management Ordinance and corresponding Technical Standards Manual. An application, fees, construction plans, specifications and Stormwater Pollution Prevention Plan must be presented for approval to the Hendricks County Drainage Board separately from the application to the Hendricks County Area Plan Commission. Secondary Stormwater Approval for a plat, PUD or development plan must be obtained from the Drainage Board prior to Secondary Approval (or Approval in the case of minor plats) by the Plan Commission or its Administrative and Plat Committee. In addition, an Erosion Control Permit issued by the Hendricks County Surveyor is required for individual building lots prior to obtaining a Building Permit from the Planning and Building Department.
3. A septic system must be designed for these lots prior to building permit application to reflect the actual house location and size. The initial review of the submitted soil analysis indicates that the soils are rated severe and that septic systems are feasible on these lots. Additional soil borings for each lot may be required at the time of septic permit application. Proposed subsurface drain outlet elevations are needed on each lot prior to final approval.
4. The absorption field areas must be fenced in such a way that accidental crossing of the site with equipment is prohibited. This may be done by farm fence, snow fence, or other similar materials. Preservation of the absorption field areas is the responsibility of the developer and if these areas are not preserved it could make the lots unbuildable.
5. Secondary septic field easements (SSFE) must be shown on the plat, or separate easement document to be recorded with the plat must be provided.
6. Prior to recording a statement must be added to the plat that states: Those designated as secondary septic field easements (SSFE) are secondary septic field easements that are hereby expressly reserved for the purpose of the placement of a sewage disposal field. Uses shall be limited to those consistent with the proper operation of a septic system and that will not result in

soil compaction. The easement shall terminate only with the written approval of the Hendricks County Health Officer.

7. The Hendricks County Planning and Building Department must be notified at least seventy-two (72) hours prior to any site improvements being installed.
8. Addresses must be added to the final plat prior to recording. The Director of the Plan Commission will not sign the final plat without addresses included. To obtain addresses, the applicant must submit a request to the Planning and Building Department well in advance of the recording package being forwarded to the Hendricks County Engineer's Office. The Plat Address Information Sheet submitted with the plat application does not constitute a request for addresses.

**MRP 058/16: ROBERT T. MOOR;** a 1-lot minor residential plat, 1.81 acres, Brown Township, S21-T17N-R1E, located on the west side of County Road 650 East, approximately 0.14 mile north of County Road 900 North. (Axis Surveying, LLC)

Mr. Donn Scotten of Axis Surveying, LLC appeared on behalf of Robert Moor to seek approval for a one lot minor residential plat on 1.81 acres. He stated that the property was created in 1999/2000 and had been cut out of a twenty acre parcel. He stated at that time there was only a one acre requirement for minor plats. He stated that Mr. Moor had bought the property in 1978 with the condition that it be brought into compliance with the new zoning ordinance regulations. He stated the property was increased out of the original twenty acre parcel to 1.85 acres less right-of-way which made it a net acreage of 1.5 acres. He stated that the biggest hurdle they faced was that the property owner and the property owner to the west entered into a gentleman's agreement for allowing the underdrain to connect to the legal drain easement on the adjoiner's property. He stated there was a recorded easement now subject to the gentleman's agreement attached to this property. He stated that the Moors would comply with all of the conditions and recommendations in the staff's letter dated January 5, 2016. He stated he would also need to add a sidewalk note on the plat regarding the constructing of connecting sidewalks when development occurred.

Mr. Reitz called for questions or comments. There being none, Mr. Reitz called for a motion.

Mrs. Johnston then made a motion to approve **MRP 058/16: Robert T. Moor** subject to the conditions and recommendations in staff's letter dated January 5, 2016.

Mrs. Haan seconded the motion.

FOR – 4 –                      AGAINST – 0 –                      ABSTAINED – 0 –

The staff recommendations and conditions were as follows:

#### **DRAINAGE CONDITIONS:**

Subject to Drainage Board approval and the conditions of the County Surveyor.

#### **STAFF RECOMMENDATIONS:**

1. A note must be added to the final plat prior to recording that states the following:

The developer or owner of the lot within this plat is responsible for constructing a sidewalk across the entire length of their property along the exterior road frontage. The developer or owner must install their own sidewalk when sidewalks of any adjoining property are brought to the property line.
2. The plat and plans must be revised to reflect the correct project number as MRP 058/16.

**CONDITIONS OF APPROVAL:**

1. A properly executed County/Owner Inspection Agreement is not required as there are no on-site improvements proposed.
2. This project is subject to the National Pollutant Discharge Elimination System (NPDES) General Permit covering storm water quality. Procedures there under are governed locally by the Hendricks County Stormwater Management Ordinance and corresponding Technical Standards Manual. An application, fees, construction plans, specifications and Stormwater Pollution Prevention Plan must be presented for approval to the Hendricks County Drainage Board separately from the application to the Hendricks County Area Plan Commission. Secondary Stormwater Approval for a plat, PUD or development plan must be obtained from the Drainage Board prior to Secondary Approval (or Approval in the case of minor plats) by the Plan Commission or its Administrative and Plat Committee. In addition, an Erosion Control Permit issued by the Hendricks County Surveyor is required for individual building lots prior to obtaining a Building Permit from the Planning and Building Department.
3. A septic system must be designed for these lots prior to building permit application to reflect the actual house location and size. The initial review of the submitted soil analysis indicates that the soils are rated severe and that septic systems are feasible on these lots. Additional soil borings for each lot may be required at the time of septic permit application. Proposed subsurface drain outlet elevations are needed on each lot prior to final approval.
4. The absorption field areas must be fenced in such a way that accidental crossing of the site with equipment is prohibited. This may be done by farm fence, snow fence, or other similar materials. Preservation of the absorption field areas is the responsibility of the developer and if these areas are not preserved it could make the lots unbuildable.
5. Secondary septic field easements (SSFE) must be shown on the plat, or separate easement document to be recorded with the plat must be provided.
6. Prior to recording a statement must be added to the plat that states: Those designated as secondary septic field easements (SSFE) are secondary septic field easements that are hereby expressly reserved for the purpose of the placement of a sewage disposal field. Uses shall be limited to those consistent with the proper operation of a septic system and that will not result in soil compaction. The easement shall terminate only with the written approval of the Hendricks County Health Officer.
7. The Hendricks County Planning and Building Department must be notified at least seventy-two (72) hours prior to any site improvements being installed.
8. Addresses must be added to the final plat prior to recording. The Director of the Plan Commission will not sign the final plat without addresses included. To obtain addresses, the applicant must submit a request to the Planning and Building Department well in advance of the recording package being forwarded to the Hendricks County Engineer's Office. The Plat Address Information Sheet submitted with the plat application does not constitute a request for addresses.

**MAP 653/16 (SECONDARY) WOODCREEK CROSSING, SECTION 9:** a 12-lot major subdivision, 4.71 acres, Washington Township, S26-T16N-R1E, located at the terminus of Meadow Creek & Mossy Creek (Abercrombie & Associates, Inc.)

Mr. Reitz stated that the applicant had requested a thirty (30) day continuance for this matter.

Mrs. Johnston then made a motion to grant a thirty (30) day continuance for **MAP 653/16 (Secondary) Woodcreek Crossing, Section 9.**

Mrs. Haan seconded the motion.

January 13, 2016

FOR – 4 –

AGAINST – 0 –

ABSTAINED – 0 –

**EX 257/16: MAP 653 WOODCREEK CROSSING, SECTION 2;** an exception for delay of completion of improvements per the Subdivision Control Ordinance, Sec. 3.15 (2.)(a.) – Asphalt Placement. (Woodcreek Crossing Development, LLC)

There being no one present representing this matter, Mr. Reitz explained the request to delay the placement of asphalt and also a request for placement of a model home. Mr. Reitz stated that the plat would need to be recorded before a model home was placed. He stated that he and Mr. Salsman had met with Mr. Andrews previously on how to accomplish these requests.

Mr. Salsman reviewed the comments he made in his letter to the staff dated January 11, 2016 in regard to the request for the exception. He stated he had not visited the site since the letter had been written. He stated that his big issue would be with the erosion control and receipt of an acceptance letter for the water and sewer.

Mr. Reitz stated that with Mr. Salsman's help, they had devised a motion for this matter to approve the exception for the final placement of the asphalt surface and subject it to Mr. Salsman's conditions #2 thru #6 and to apply temporary erosion control measures and install type 3 barricades at three locations, one on County Road 100 East and two on stub streets. He stated that would cover Mr. Salsman's concerns. He stated that Mr. Ayers and Mr. Andrews were confident that would cover most of the important things. He stated the exception would run to July 1, 2016.

After waiting several minutes to see if a representative would appear, Mr. Reitz then called for a motion for continuance on this matter.

Mr. Andrews made a motion to continue for thirty (30) days **EX 257/16: MAP 653 Woodcreek Crossing, Section 2.**

Mrs. Johnston seconded the motion.

FOR – 4 –

AGAINST – 0 –

ABSTAINED – 0 –

There being no further business, the meeting was adjourned at 10:00 a.m.

---

Don F. Reitz, AICP, Chairman