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A regular meeting of the Hendricks County Area Plan Commission was held on Tuesday, February 9, 2016 at 6:30 p.m. in Meeting Rooms 4 & 5 of the Hendricks County Government Center, 355 South Washington Street, Danville, Indiana 46122. Members present were: Mr. Brad Whicker, President; Mrs. Sonnie Johnston; Mr. Bob Gentry; Mr. Walt O'Riley; Mr. Damon Palmer and Ms. Angela Tilton. Member absent was: Mr. Doug Sisk. Staff members present were: Mr. Don F. Reitz, AICP, Secretary and Director of Planning; Mr. John Ayers, County Engineer; Mr. David Gaston, County Surveyor; Mrs. Lesa Ternet, Planner and Mrs. Joanne Garcia, Recording Secretary.

The meeting was opened with the Pledge of Allegiance. There were six (6) members present.

Mr. Whicker called for approval of the January 12, 2016 Plan Commission meeting minutes.

Mr. Gentry made a motion to grant approval for the January 12, 2016 meeting minutes.

Mrs. Johnston seconded the motion with Mr. Palmer abstaining.

FOR – 5 – AGAINST – 0 – ABSTAINED – 1 –

Mr. Whicker then called for the public hearing on the following matter:

DPR 446/16 (SECONDARY): PP ENTERPRISE, LLC (SUPERIOR VISION); a development plan review to establish a professional business, 0.81 acres, Guilford Township, S17-T14N-R2W, located at the northeast quadrant of the intersection of County Road 800 South and State Road 67. (Kruse Consulting, Inc.)

Mr. Michael Sells of Banning Engineering PC appeared on behalf of the applicant, Dianne Porter. He reviewed the location of the proposed project and stated that they had previously received primary approval from the Plan Commission and were now requesting the final approval and would tie up some loose ends in order to accomplish that. He reviewed the proposed site plan and construction details of the proposed professional office building. He then reviewed the comments as set out in staff's letter dated February 2, 2016. He stated they agreed with the Non-residential Design Standards in the Hendricks County Zoning Ordinance. He stated they were not sure a well on the property was existing but if located, said well would be properly abandoned prior to receipt of the Certificate of Occupancy for the proposed building and reported to the Hendricks County Health Department. He stated that they had prepared a Right-of-Way Grant for Highway Purposes and this would be contingent upon development plan approval. Mr. Sells then discussed their requests for modifications of the development standards as to the parking setback and sidewalks along a portion of County Road 800 South. He next stated that the location for the mechanical equipment would be roof mounted and screened and the plans revised to reflect this. He stated that they would address the lighting plans for the parking areas to make sure that the proposed lighting was sufficient and to include the maximum average maintained illumination levels. He stated that in regard to the proposed entrance location they would agree to preparing an executed entrance agreement and having it approved by the staff and getting it recorded prior to issuance of a building permit. Mr. Sells stated that the curb ramp type for the sidewalk would be detailed out as per Mr. Ayers' comments. He stated that details had been added as to the curb transitions. He discussed the uses of two different pavement sections and how that had been done with the American Legion project. It was discussed as to allowing the applicant the option to use heavy pavement section. He explained that the dashed curved line shown across the southeast corner of the parking lot defined the required 24 foot minimum drive width and the path of stormwater runoff. Mr. Sells and Mr. Ayers discussed comment #14 as to detail references that were not consistent on the plans. Mr. Sells then explained how they would address Comment #15 regarding site drainage sheet flows through the parking lot. Mr. Ayers asked that those details be clarified on the plans. Mr. Sells discussed Comment #16 as to trees along the east edge of the property and that there would be no planting in the flowline of the proposed ditch.

There was further discussion on certain comments and requirements by the members and the staff and Mr. Sells. Mr. Whicker stated that a motion would need to include these discussion items and agreements. There was a discussion on issuance of the IDEM permit and that it needed to be received

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prior to issuance of an improvement location permit. It was also discussed that a waterline certification would not be needed.

Mr. Whicker then called for a motion.

Mr. Palmer made a motion to grant secondary approval for **DPR 446/16: PP Enterprise, LLC (Secondary)** subject to the following conditions:

1. Conditions & recommendations in staff's letter dated February 2, 2016;
2. Submission of IDEM permit for sanitary sewer prior to improvement location permit being issued;
3. Abandonment of any wells located on-site prior to certificate of occupancy;
4. Waterline certification from engineer not required;
5. Recording of signed entrance agreement from adjacent property owner to the east in an acceptable format as determined by the Planning Staff prior to the issuance of the improvement location permit;
6. Item #6 regarding mechanical equipment to be roof mounted and screened;
7. Applicant has the option to use heavy pavement section; and
8. Item #16 trees will not be in flow line of proposed ditch.

Mr. Gentry seconded the motion.

FOR – 6 – AGAINST – 0 – ABSTAINED – 0 –

The conditions and recommendations in staff's letter were as follows:

DRAINAGE CONDITIONS:

Subject to approval of the Tri-County Conservancy District.

STAFF RECOMMENDATIONS:

1. This development is subject to the Non-residential Design Standards in the Hendricks County Zoning Ordinance.
2. The existing well on the property must be properly abandoned by a certified well driller and the well abandonment log forwarded to the Hendricks County Health Department prior to secondary approval.
3. The applicant has submitted a Right-of-Way Grant for Highway Purposes and must be recorded prior to the issuance of an Improvement Location Permit.
4. The applicant is requesting a modification of Section 7.2 D.1.a.4 - Parking Setback (HCZO) to allow parking within 10 feet of the right of way along County Road 800 South. The modification previously approved was to allow parking within 10 feet of the right of way along S.R. 67. Further the previous modification was approved with the condition of providing additional landscaping materials above the minimum requirements along SR 67. The applicant is requesting that no landscape be provided due to restrictions both vertically and horizontally, there being as much as 13.5 feet elevation difference from the guardrail along S.R. 67 and there is significant foliage that currently exists. Based on the above stated facts, staff has no objection to this request. The Plan Commission has the authority to approve this modification in accordance with Subsection 2.2(A)(17).
5. The applicant is requesting a modification of Section 8.3.G.3 – "Pedestrian Facilities" - Sidewalks (HCZO) to allow sidewalks along a portion of County Road 800 South in order to accommodate pedestrian connection into the Heartland Business Park and future commercial development to the east. The applicant has stated in their request that this will also discourage pedestrian traffic from trying to cross S.R 67 as it is a four lane highway and a posted speed limit of 55 mph. Staff

has no objection to this request. The Plan Commission has the authority to approve this modification in accordance with Subsection 2.2(A)(17).

6. The development plan does not indicate a location for mechanical equipment. Plans must include any mechanical equipment that complies with Section 8.3 J. – Mechanical Equipment Screening and Placement.
7. The lighting plan must address 7.11 E. Parking Areas. The specification sheets do not address whether the light fixtures are full cutoff. The lighting plan must also include the maximum average maintained illumination levels.
8. The proposed entrance location is not aligned with the existing commercial entrance drive on the south side of the road. Normally this would not be allowed, but in this case the driveway will be allowed to be offset subject to the following condition: an agreement must be in place with the adjacent property owner that gives this applicant permission to construct or connect to a future drive on that property which IS correctly aligned with the drive on the south side of CR 800 South. The agreement must be transferrable to future owners of both parcels, and must stipulate that the new drive will be constructed once the existing house is demolished, regardless of who builds it. The current proposed drive MUST be abandoned and the above referenced connection made at that time.
9. The Curb Ramp type for the sidewalk along the road must be specified.
10. A detail must be provided for the removal of existing curb in the area of the drive.
11. A detail must be provided for the curb transitions.
12. The uses of 2 different pavement sections are not practical in this small of a parking lot. It is unlikely to get constructed that way, the entire lot should have the same pavement section.
13. Describe the purpose of the dashed curved line shown across the southeast corner of the parking lot on the site plan and the grading plan.
14. Detail references are not consistent.
15. It appears all site drainage sheet flows through the parking lot and off the northwest end. Describe measures taken to ensure there will not be erosion at the end of the parking lot where all the water discharges.
16. The landscaping plan shows the trees along the east edge of the property being located in the flowline of the proposed ditch. Plan Commission must determine if this is acceptable.

CONDITIONS OF APPROVAL:

1. A properly executed County/Owner Inspection Agreement must be provided prior to secondary 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. The Hendricks County Planning and Building Department must be notified at least seventy-two (72) hours prior to any site improvements being installed.

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4. The applicant will have two (2) years from the date of approval to obtain an Improvement Location Permit/Building Permit. Should this two (2) year period elapse without the applicant having obtained the appropriate permit, the development plan approval will become null and void.
5. To obtain addresses, the applicant must submit a request to the Planning and Building Department. The Plat Address Information Sheet submitted with the plat application does not constitute a request for addresses.
6. Development plan approval does not constitute approval of signage unless such approval is expressly granted by the Plan Commission as part of this development plan. Signage review and approval is typically carried out as a permitting process separate from development plan approval.
7. No Improvement Location Permit/Building Permit shall be issued until any plat associated with Secondary Development Plan Review has been recorded.
8. A State Plan Release is also required for multifamily, residential and non-residential (commercial and industrial) projects. In no way will a Development Plan Review be construed as a substitute or a waiver for these other required permits.

There being no further business to discuss, the meeting adjourned at 6:57 p.m.

Don F. Reitz, AICP, Secretary