

February 10, 2016

The Hendricks County Area Plan Commission Administrative and Plat Committee held a meeting on Wednesday, February 10, 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; Mrs. Julie Haan, Environmental Health Director; and Mr. David Gaston, County Surveyor. Also present was: Mrs. Lesa Ternet, Planner; 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 five (5) members present.

Mr. Reitz then called for approval of the minutes for the January 13, 2016 meeting.

Mrs. Haan made a motion to approve the January 13, 2016 meeting minutes.

Mrs. Johnston seconded the motion.

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

Mr. Reitz then called for motions on the requested continuances as follows:

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

Mrs. Johnston seconded the motion.

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

Mr. Gaston then made a motion to grant a thirty (30) day continuance for **MAP 686/16: Branches, Section 8 (Secondary)**.

Mrs. Johnston seconded the motion.

FOR – 5 –                      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. Mr. Kruse reviewed the location of the property. Mr. Kruse submitted the dye test and stated that he had witnessed the test. Mr. Kruse reviewed the recommendations in staff's letter dated February 2, 2015. He agreed with Comment #1 as to the Residential Design Standards. He stated that Comment #2 had been complied with and that for Comment #3, there was now a note on the plans to remove trees that were within the seven (7) foot recommended clear zone. He stated that in regard to Comment #4, they might need to review what trees were left after the trees that were within seven (7) feet were cut down, and they would comply with the street tree requirements. He stated, however, he did not show any additional trees because he wanted to wait to see if he needed to supplement any.

Mrs. Ternet stated that was okay and to just revise the plans and submit them showing the locations of the trees.

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Mr. Kruse stated that in regard to Comment #5, they had shown the drive locations but had not shown any drive culverts because it all fell away from the road and he felt there was no need to have driveway culverts.

Mr. Reitz called for questions or comments.

Mrs. Haan, Mr. Andrews and Mr. Gaston were okay with the plans as discussed. Mrs. Ternet asked Mr. Kruse to point out the drive locations shown on the plans. He discussed adding language on the plat for maintenance.

Mrs. Ternet asked if he had shown the ingress/egress for the shared drive.

Mr. Kruse stated yes and there was a maintenance agreement on the plat.

There being no further discussion, Mr. Reitz opened the public hearing. There being no one signed up to be heard, Mr. Reitz closed the public hearing.

Mr. Reitz then called for a motion.

Mrs. Johnston then made a motion to grant approval for **MIP 1070/15: Gregory Hole** subject to the following:

1. Conditions & recommendations in staff's letter dated February 2, 2016;
2. Street tree plan submitted when existing trees are removed from the seven (7) foot clear zone; and
3. Recommendation #5 eliminated.

Mrs. Haan seconded the motion.

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

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 subject to the Residential Design Standards in the Hendricks County Zoning Ordinance; (HCZO Chapter 8.1).
2. The perimeter drains for these lots are proposed to tie into an existing tile. The tile must be located, elevations verified and the tile dye tested to prove that it is functional prior to approval.
3. The trees along the county road which are located within the 7' recommended clear zone must be removed prior to recording the final plat.
4. Street trees are required per Section 7.5 H and must be installed prior to recording the plat.
5. Drive locations and drive pipes with grades must be shown.

**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, however the site limitations suggest that an above ground sand mound system or other innovative technology may be required on lot 3.
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.

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**MIP 992/16 (REPLAT): CHARLES VALENTINE & LORI WHITE;** a 1-lot replat, 5.05 acres, Center Township, S32-T16N-R1W, located on the east side of County Road 200 West, approximately one mile west of State Road 267. (Kruse Consulting, Inc.)

Mr. Dale Kruse of Kruse Consulting, Inc. appeared on behalf of the applicants. He reviewed the location of the property. He stated the purpose of the request was to eliminate the recorded side and rear yard building setback lines. He stated that the applicant wanted to construct an accessory building closer than fifty (50) feet from the property line shown on the recorded plat.

Mr. Reitz asked if they were complying with the current zoning.

Mr. Kruse stated yes.

Mr. Gaston asked if the right of way had been increased.

Mr. Kruse stated yes they had increased it to today's current right-of-way of forty (40) feet and they had adjusted the front building setback line.

Mr. Reitz asked for any further questions or comments. There being none, Mr. Reitz opened the public hearing. Mr. Reitz stated there was a Mr. Sandberg signed up to be heard.

Mr. Sandberg declined to speak.

There being no one else signed up to be heard, Mr. Reitz closed the public hearing and called for a motion.

Mrs. Haan made a motion to grant approval for **MIP 992/16: Charles Valentine & Lori White (Replat)** subject to the staff's memorandum dated February 2, 2016.

Mrs. Johnston seconded the motion.

FOR – 5 –

AGAINST – 0 –

ABSTAINED – 0 –

The staff memorandum was as follows:

#### **MEMORANDUM**

**TO:** Hendricks County Area Plan Commission Administrative & Plat Committee  
Hendricks County Drainage Board

**FROM:** Plan Commission Staff

**DATE:** February 2, 2016

**RE: MIP 992/16 (REPLAT): CHARLES VALENTINE & LORI WHITE**

The purpose of this replat request is to eliminate the recorded side and rear yard building setback line. The applicant proposes to construct an accessory building and would like for it to be closer than 50 feet from the property line as depicted on the recorded plat.

**MIP 1073/16: GARY A. & KATHY J. OWENS;** a three (3) lot minor plat, 20 acres, Middle Township, a 3-lot minor plat, 20 acres, Middle Township, S23-T16N-R1W, located on the north side of County Road 350 North, approximately 0.30 mile east of County Road 100 East. (Holloway Engineering & Surveying)

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Mr. John Larrison of Holloway Engineering & Surveying appeared along with Mr. Darryl Brohard, a real estate broker working with the property owners. Mr. Larrison reviewed their request for a three (3) lot minor plat. He stated that there was an existing home on a three acres parcel and two unimproved parcels of twelve acres and five acres. He stated that they had complied with all of the staff's recommendations in letter dated February 2, 2016. He stated that they had received a septic permit for the house on Lot 2 and that it had been built.

Mrs. Haan stated that the system had been installed and approved.

Mr. Larrison stated that the initial submittal had shown a well house on Lot 2. He stated that had been a mistake and was not a well house. He stated that it was actually a small shed that had been used in the past milk farm operation. He stated he believed there had been some type of machinery located in that shed for making cream. He stated they had added the "chairman name" under the signature line on the plat and also that the street trees on Lot 3 were shown to comply with the ordinance and also that they had received approval through the Drainage Board.

Mr. Reitz called for questions or comments. There being none, Mr. Reitz opened the public hearing. There being no one signed up to be heard Mr. Reitz closed the public hearing. There being no further questions or comments, Mr. Reitz called for a motion.

Mr. Gaston then made a motion to grant approval for **MIP 1073/16: Gary A. & Kathy J. Owens** subject to the conditions and recommendations in staff's letter dated February 2, 2016.

Mrs. Haan seconded the motion.

FOR – 5 –                      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. This development is subject to the Residential Design Standards in the Hendricks County Zoning Ordinance; (HCZO Chapter 8.1).
2. A septic permit for the existing house on Lot 2 has been issued. Prior to recording, the system must be installed and approved by the Health Department.
3. The initial submittal showed a well house on Lot 2 in the general area of the secondary septic system field easement. The revised submittal indicates a shed. To utilize the secondary septic system field easement any wells within 50' of the proposed septic system must be properly abandoned according to 312 IAC 13-10-2 by a certified well driller and the abandonment log submitted to the Health Department.
4. The Administrative and Plat Committee signature line must include "Chairman Name".
5. Street trees must be shown on Lot 3 that complies with Section 7.5 H of the Hendricks County Zoning Ordinance.

**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. 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.

**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)

Mr. Joseph Farruggia of Woodcreek Crossing LLC appeared. He stated that the asphalt surface would be completed in the Spring of this year. He stated that most of the final grading was seeded and strawed. He stated that the debris had been cleaned up. He stated they had not made the connection to Dan Jones Road and that would be done in the Spring also. He stated that there had been some mounding shown on the plans and that dirt had been used in the grading. He stated that the contractor would replace the mounding and trees would be planted. He stated that street signs had been ordered but were not in yet. He stated he had talked to the contractor who would install the barricades. He stated that the water services were bored and not connected and would be completed next week. He also stated that he had a Performance Bond in hand.

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Mr. Reitz commented that the exception was for the asphalt surface and that they were also looking to build a model home.

Mr. Farruggia stated that was correct.

Mrs. Ternet stated that would allow them to record the plat and obtain a permit for the model home.

Mr. Reitz also discussed the items for completion listed in the Engineering Inspector, Roger Salsman's letter dated February 2, 2016.

Mr. Farruggia agreed to the items and that they would all be completed by July 1, 2017.

Mr. Reitz explained that it was discussed as to what items should be included in the motion to grant this exception to allow Mr. Farruggia to obtain a permit for a model home.

Mr. Andrews asked for verification that this would be for a single model home.

Mr. Reitz stated that was correct.

Mr. Andrews stated he was okay with that.

Mrs. Ternet then asked if the barricade requirement needed to be completed now. She stated that some of the items could be completed later but that the barricades needed to be installed immediately.

Mr. Andrews stated that the barricades needed to be up and functional immediately. He stated that they should also be Permanent Type 3 barricades.

Mr. Farruggia stated he believed the contractor would be installing the water services and the barricades on Monday.

Mr. Reitz asked Mr. Salsman if he was okay with the agreements made.

Mr. Salsman stated yes.

Mr. Gaston commented that he would agree based on Mr. Andrews' and Mr. Salsman's remarks and letter.

There being no further questions or comments, Mr. Reitz made a motion to grant approval for **EX 257/16: MAP 653 Woodcreek Crossing, Section 2** subject to the following conditions:

1. Conditions & recommendations in staff's Memorandum dated February 2, 2016;
2. Conditions #1 through #6 of Engineering Inspector, Roger Salsman's letter dated February 2, 2016;
3. Application of temporary erosion control measures for inlet protection;
4. Immediate installation of Type 3 Permanent Barricades at three (3) locations at County Road 800 East and at two stub streets; and
5. Limiting approval to one building permit for a model home; and
6. Exception will expire on July 1, 2017.

Mr. Andrews seconded the motion.

FOR – 5 –

AGAINST – 0 –

ABSTAINED – 0 –

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The staff memorandum and Engineering Inspector letter were as follows:

**MEMORANDUM**

**TO:** Hendricks County Area Plan Commission Administrative & Plat Committee

**FROM:** Plan Commission Staff

**DATE:** February 2, 2016

**RE: EX 257/16: MAP 653 WOODCREEK CROSSING SEC. 2 - ASPHALT SURFACE**

The applicant is requesting an exception to delay the installation of the surface layer of asphalt due to weather restrictions during the winter months. The applicant further requests this exception so he can record this section in order to transfer a lot to the builder to begin construction of a model home. As of the date of this memorandum, the applicant has only installed a stone sub-base and curbs.

If this exception is granted, the staff recommends the issuance of a building permit for a model home only. No other permits will be issued until such time all improvements associated with this section of Woodcreek Crossing has been completed.

The Committee must determine if this request is acceptable and the duration for the exception.

February 2, 2016

Plan Commission Administrative Committee  
Hendricks County Government Center

RE: EX-257: Woodcreek Crossing Section 2  
Provision for Completion of Improvements for Asphalt Surface

Dear Staff:

An on-site inspection of the above referenced development was conducted on January 28, 2016, in relation to the requested exception. Below is an overview of the conditions of the site at the time of the inspection:

1. Asphalt surface has not been applied.
2. Final grading is in progress but not completed as the date of this inspection.
3. While the majority of the inlets have inlet protection devices in place, some remain unprotected.
4. There is significant debris on site which needs to be removed from the site.
5. The street connects to 800 East by a gravel area. *This area is within the Town of Avon's jurisdiction.*
6. The mounding shown on the development plans has not been built at this time.  
The area of the lane change on 800 East was excavated and then filled in. I am not aware of the true status of the site as it is within the jurisdiction of the Town of Avon. The asphalt intermediate within Section 2 stops about 50 feet short of the edge of pavement on 800 East. It does end with a 3 inch ledge at the pavement of Village Green Drive which would prevent water from flowing into the nearest inlet. The stone area is approximately 70 feet wide at 800 East at a width to either meet the concrete curbs (the radius to termination, as shown on the plans, has been installed) or asphalt intermediate.



I will leave it to the decision of the Committee as to the validity and scope of the exception. Should an approval be granted, the following items, as well as any conditions which the Committee determines need to be completed prior to recording of the plat:

1. Exception 257 should be reworded to include the outstanding items required to eliminate the specificity as currently written. The outstanding items are the asphalt surface, final grading, erosion control and landscaping.
2. Acceptance letters need to be provided for the water and sanitary sewers from the respective utility. These letters are needed to show service is provided for this development.
3. Permanent Type 3 barricades need to be set at the end of the asphalt street where it meets stone access onto 800 East. This is a temporary measure until the lane change as approved by the Town of Avon is completed.
4. Permanent Type 3 barricades are required at the two stub streets in this project. They can be removed as needed for further development.
5. A Performance Surety, in the amount of \$130,900.00, which is equal to 100% of the construction costs of the items for which the exception is approved **plus** an amount equal to the maintenance surety for all improvements. The bond must be in a format approved by Hendricks County and posted prior to recording of the plat.
6. This exception is for the construction of 1 and only 1 structure until the Contractor's Completion Affidavit is executed and the required Maintenance Surety is posted.

**MRP 060/16: DEREK A. BROWN;** a 1-lot minor residential plat, 4.50 acres, Eel River Township, S13,14-T17N-R2W, located on the south side of Old State Road 34, approximately 0.50 mile west of County Road 350 West. (Kruse Consulting, Inc.)

Mr. Dale Kruse of Kruse Consulting, Inc. appeared on behalf of Mr. Brown. He reviewed the location of the property on Old State Road 34.

Mrs. Haan asked about the offsite easement.

Mr. Kruse stated he did not have that yet but that it would be signed prior to recording of the plat.

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

Mr. Gaston made a motion to grant approval for **MRP 060/16: Derek A. Brown** subject to the following:

1. Conditions & recommendations in staff's letter dated February 2, 2016; and
2. Offsite Drainage Easement to be signed prior to recording of the plat.

Mrs. Haan seconded the motion.

FOR – 5 –                      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.

#### **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. 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 061/16: CHRISTOPHER R. JINKINS;** a 1-lot minor residential plat, 0.83 acres, Washington Township, S9-T15N-R1E, located on the north side of County Road 550 East and east of County Road 525 East. (Kruse Consulting, Inc.)

Mr. Dale Kruse of Kruse Consulting, Inc. appeared on behalf of Mr. Jinkins. He reviewed the location of the property for a one lot minor residential plat. He stated that Mr. Jinkins had received previous approval for placing a duplex on the property but was not sure that was still his plan. He stated that Mr. Jinkins was reserving the right to place a single family home on the property. He then discussed the ditch along the east side of the property. He discussed their plan to cut a ditch on the property. He then discussed the recommendations in the staff's letter dated February 2, 2016. He stated that he had shown grades on the plan rather than a typical section of all ditches. He stated he would discuss Comment #1 with Mr. Ayers as to the typical section. He then discussed Comment #2 as to the landscaping. He stated they had asked not to place landscaping along the north line other than what was already there and they were putting it along the east line up out of the easement.

Mrs. Ternet stated that the reason they did not want to place landscaping along the north line was because of a utility substation and Conrail.

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

Mr. Gaston made a motion to grant approval for **MRP 061/16: Christopher R. Jenkins** subject to the following:

1. Conditions & recommendations in staff's letter dated February 2, 2016; and
2. Typical ditch cross section added to plans.

Mrs. Johnston seconded the motion.

FOR – 5 –                      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. A typical section of all ditches must be shown.
2. The applicant is requesting that Section 7.5.L.2 – Bufferyard Standards (HCZO) Type 1 buffer yard and accompanying landscaping along the northern line of the property not be required. The applicant has stated in their request that the adjoining property on the northern boundary houses an electric substation and adjacent to the substation is Conrail railroad. It is the opinion of the applicant that the intent of the buffer yard and accompanying landscaping does not apply in this situation. Staff has no objection to this request.

**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. The Hendricks County Planning and Building Department must be notified at least seventy-two (72) hours prior to any site improvements being installed.
4. 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 062/16: RAY E. SEVIER, JR.;** a 1-lot minor residential plat, 1.69 acres, Liberty Township, S28-T15N-R1W, located on the north side of County Road 400 South, approximately 0.50 mile East of South County Road 125 West. (Kruse Consulting, Inc.)

Mr. Dale Kruse of Kruse Consulting, Inc. appeared on behalf of the applicant. He reviewed the location of the one lot minor residential plat. He stated the property had an existing house in a farm field. He stated the applicant wished to sell off the house with a small parcel of ground. He stated that there was a record of a septic field on this property and a probe found it. He stated they would create a document for an offsite septic field easement with a set aside location to the rear with a soil boring. He stated that there was a tile located offsite and they had made an easement for access to it. He stated that would be a separate recorded document. He stated that the easements were prepared and would be recorded with the plat and referenced on the plat. He stated that they would add the note on the plat as to the house being located within the front building setback line and that future additions would not be allowed to encroach into that setback. He stated there were no trees to be concerned about on this plat.

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

Mr. Gaston made a motion to grant approval for **MRP 062/16: Ray E. Sevier, Jr.** subject to the following conditions:

1. Conditions & recommendations in staff's letter dated February 2, 2016;
2. Offsite drainage and septic system easements to be signed prior to recording of the plat; and
3. Copy of signed easements submitted to Health Department.

Mrs. Haan seconded the motion.

FOR – 5 –                      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. A note must be added to the plat that states the existing house is located within the front building setback line and that future additions will not be allowed to encroach into that setback.
2. The applicant has stated that the off-site easements are being prepared and will be submitted upon completion. The Committee must determine if this is acceptable for approval.

**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. 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.

There being no further business, the meeting was adjourned at 9:37 a.m.

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Don F. Reitz, AICP, Chairman