

November 10, 2020

The Hendricks County Area Plan Commission Administrative and Plat Committee held a meeting on Tuesday, November 10, 2020 at 1:00 p.m. in the Hendricks County Government Center, Rooms 4 & 5, 355 South Washington Street, Danville Indiana. Members present were Mr. Tim Dombrosky, Chairman; Mr. John Ayres, County Engineer; Ms. Krista Click, Environmental Health Director; Mr. David Gaston, County Surveyor; and Mr. Ron Kneeland, Plan Commission Representative. Also present were Mrs. Suzanne Baker, Senior Planner and Mrs. Leslie Dardeen, Recording Secretary.

Mr. Dombrosky called the meeting to order with the Pledge of Allegiance. There was a quorum with five (5) members present.

Mr. Dombrosky stated that the first order of business was the approval of the minutes from the October 14, 2020 meeting.

Mr. Ayres motioned for approval of the minutes for October 14, 2020.

Mr. Kneeland seconded the motion.

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

MAP 746/20: MAPLEWOOD LONG'S 2ND ADDITION – REPLAT OF LOTS 8,9,10; a major plat replat of 3 lots to 2 lots; 9.75 acres; Middle Township; S14-T16N-R1W; located on the south side of E. County Road 500 N. approximately 0.1 miles east of the intersection with N. County Road 100 E. (Kruse Consulting)

Mr. Dale Kruse, Kruse Consulting, 7384 Business Center Dr., Avon IN appeared. He stated that they wished to take the three (3) lots just east of Maplewood on the south side of County Road 500 N. and a parcel that is behind it and make it into two (2) lots. He reviewed the staff comments. He asked if the first comment meant they wanted him to change how the plat was titled.

Mr. Dombrosky replied they did not. It was for their information for record keeping. They are giving it a major plat number since it previously did not have one due to the age of the original plat.

Mr. Kruse stated that the second comment concerned the vacation of the alleys. He stated that the vacations had been accepted by the commissioners already. There is a 30-day wait period that expires sometime this week.

Mr. Dombrosky stated that it could not be recorded until that statutory waiting period had expired.

Mr. Kruse replied that he understood.

Mr. Gaston asked if they filed under judicial review or with the commissioners if someone had an issue.

Mr. Dombrosky and Mr. Ayres stated that it was just through the commissioners.

Mr. Kruse stated that they had changed the lot configuration between Lots 8 and 9. He stated that he believed those changes had already been sent over to the Health Department and Planning & Building Department.

Ms. Click stated that she had seen it and that the changes were fine.

Mr. Gaston noted that it did receive drainage board approval.

Mr. Dombrosky stated that they did not believe there were any other concerns from staff.

Mr. Ayres motioned for approval of **MAP 746/20: Maplewood Long's 2nd Addition – Replat of Lots 8,9,10** subject to staff recommendations.

Ms. Click seconded the motion.

FOR – 5 –

AGAINST – 0 –

ABSTAINED – 0 –

The staff recommendations are as follows.

DRAINAGE CONDITIONS:

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

STAFF RECOMMENDATIONS:

1. The original plat of Maplewood Long's 2nd Addition was recorded in 1883. For filing purposes, this plat is being given a new Major Subdivision number, MAP 746. In the future, any plats or replats within this plat should use this MAP 746 for reference.
2. The plat cannot be recorded until the vacation of the alleys has been formally accepted.

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 Area Plan Commission. Secondary Stormwater Approval for a plat must be obtained from the Drainage Board prior to final Approval 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. 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 required 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

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not result in soil compaction. The easement shall terminate only with the written approval of the Hendricks County Health Officer.

There being no further items to be discussed, the meeting was adjourned at 1:07 p.m.

Tim Dombrosky, Chairman