

August 10, 2021

A meeting of the Hendricks County Area Plan Commission was held on Tuesday, August 10, 2021, 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; Mr. Bob Gentry; Mr. Ron Kneeland and Mr. Tom Whitaker. Members absent were Mr. Damon Palmer, Mr. Walt O'Riley and Mrs. Margaret Gladden. Staff members present were Mr. Ryan Robling, Senior Planner; Mr. Greg Steuerwald, County Attorney; and Mrs. Brandy Swinford, Recording Secretary. Also present was Mr. Jeff Pell.

The meeting was opened with the Pledge of Allegiance. There was a quorum with four (4) members present.

Mr. Whicker stated that the first order of business was to approve the minutes from the July 13, 2021 meeting. With Mr. O'Riley not being there, he stated that they would not have a majority vote on the minutes since he was not in attendance in July.

Mr. Gentry motioned to continue the approval of the July 13, 2021 meeting minutes until the September meeting.

Mr. Whitaker seconded the motion.

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

Mr. Whicker asked if there were items that were going to be continued that were on the agenda.

Mr. Robling replied that there were some continuances. He reviewed the petitions that were going to continue and the one withdrawal.

Mr. Gentry motioned for a continuance for the following petitions: **ZA 484/21: Strategic Capital Partners, ZA 485/21: Strategic Capital Partners, and DPR 492/21: Biszantz Flower Farm (Primary)** to the September 14, 2021 meeting.

Mr. Kneeland seconded the motion.

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

Mr. Whicker then asked Mr. Gentry to make a motion for the withdrawal of **MAP 322/21: Matthew's Meadows Revision** and the associated waiver, **WA 321/21: MAP 322 Sidewalk Waiver**.

Mr. Steuerwald noted that they were just granting the petitioners request to withdraw.

Mr. Gentry motioned to grant the withdrawal request of **MAP 322/21: Matthew's Meadows Revision** and **WA 321/21: MAP 322 Sidewalk Waiver**.

Mr. Kneeland seconded the motion.

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

**EP 010/21: ROB WILLIAMS/KRW FARMS (MWXC)**; a special event for a moto-cross race; 185 acres; Eel River Township; S9-T16N-R2W; located at 5655 N. State Road 75, North Salem IN (Rob Williams)

Mr. Rob Williams, 5655 N. State Road 75, North Salem appeared. He stated it was the fourth or fifth year for the event.

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Mr. Whicker asked if it was all the same as the previous years and asked if they had met all the requirements.

Mr. Robling stated that they had.

Mr. Whicker opened the public hearing. There being no one signed up to speak, he closed the public hearing.

Mr. Whicker stated that they had done a good job managing the event in the past and noted that some members had even attended the event in previous years. He asked if there were any questions.

Mr. Whitaker stated he was not aware of the event.

Mr. Whicker reviewed the event and how the ordinance had been put in place requiring a permit for such events. Over the course of the past few years, they have held this event with no issues.

Mr. Gentry noted that he would like them to keep the roads clean.

Mr. Gentry motioned for approval of **EP 010/21: Rob Williams/KRW Farms (MWXC)**.

Mr. Kneeland seconded the motion.

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

**DPR 494/21: I-70 WEST LLC – PUMP HOUSE/BLDG 3 (PRIMARY)**; a development plan review for a pump house; 53.98 acres; Liberty Township; S26-T14N-R1W; located at Innovation Boulevard and Distribution Dr. (Studio A of Indianapolis)

It was noted that Mr. Max Mouser was not in attendance to present. Mr. Robling stated that they would need to make a motion to continue.

Mr. Whicker stated that he would refer to Mr. Steuerwald but would like to approve it if they could.

Mr. Steuerwald asked what the staff recommendation was for this one.

Mr. Robling stated that it was a recommendation for approval.

Mr. Steuerwald stated it was up to the board. It was unusual and a fairly bland development plan review and no remonstrators.

Mr. Robling presented the plans and reviewed the staff letter. He noted that they were requesting a modification. It would not meet the materials requirement of the zoning district as it is made of steel.

Mr. Kneeland motioned for approval of **DPR 494/21: I-70 West LLC – Pump House (Primary)** with the modification requested.

Mr. Gentry seconded the motion.

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

Mr. Pell wanted to make them aware of the land use conference that was coming up on September 8-9, 2021. The cost was \$30. It is usually held at the fairgrounds but would be virtual this year. There would be some good information and he stated that Mr. Greg Ternet was on one of the panels that would discuss the solar panels.

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Mr. Whicker stated that if they wanted to attend, to talk to Mr. Dombrosky and there were funds available to pay for that.

There being no further business, the meeting was adjourned at 6:48 p.m.

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Tim Dombrosky, Chairman