

June 10, 2015

The Hendricks County Area Plan Commission Administrative and Plat Committee held a meeting on Wednesday, June 10, 2015 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. David Gaston, County Surveyor; Mrs. Sonnie Johnston, Plan Commission Member Representative; and Ms. Ginger Harrington, Acting Environmental Health Director. Also present was: Mrs. Lesa Ternet, Planner; Mr. Owen Young, Planning Technician; 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 May 13, 2015 meeting.

Mrs. Johnston made a motion to approve the May 13, 2015 meeting minutes.

Mr. Gaston seconded the motion with Ms. Harrington abstaining.

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

Mr. Reitz then stated that there were two matters requesting continuances for thirty days:

Mr. Gaston made a motion to grant a continuance of thirty (30) days for **MRP 055/15: Raymond Matthews**.

Mrs. Johnston seconded the motion.

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

Mr. Gaston made a motion to grant a continuance of thirty (30) days for **MAP 653/15: Woodcreek Crossing, Section 2 (Secondary)**.

Mrs. Johnston seconded the motion.

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

Mr. Reitz called for a hearing of the remaining item on the agenda as follows:

**MRP 054/15: JEREMY S. MCHONE**; a 1-lot minor residential plat on 0.967 acres, Middle Township, S5-T16N-R1E, located on the west side of County Road 475 East, north side of the CSX Railroad and approximately 0.40 mile north of U.S. Highway 136. (Kruse Consulting, Inc.)

Mr. Dale Kruse of Kruse Consulting, Inc. appeared on behalf of Mr. McHone. He reviewed the location of the proposed plat. He stated that the roadside ditch was in compliance so no improvements were needed. He stated there were no power poles to be relocated. He stated that the driveway would be shared and a document was prepared by Mr. Ben Comer as a Maintenance Agreement. This document set out the details of the maintenance responsibilities and easement for the driveways.

It was determined that the maintenance agreement was part of the staff letter so it would be included in any motion to include conditions and recommendations of the staff's letter.

Mr. Kruse stated that the property would be connecting to sanitary sewer by way of a lift station north of the property on the east side of the road.

Ms. Harrington asked if a septic system was located.

Mr. Kruse stated no.

Ms. Harrington asked if there was an allocation letter for the connection with the Town of Pittsboro.

Mr. Kruse stated an allocation letter was not required as they were not putting in a sewer main. He stated that he had an email from the Town of Pittsboro allowing them to connect to their lift station.

Ms. Harrington asked Mr. Kruse to forward that email to her.

Mr. Rietz asked about a review of the staff's recommendations.

Mr. Kruse stated he was okay with all of the staff's recommendations except for #1.

Mrs. Ternet stated that the sanitary connection was a lateral connection and not a main extension.

Ms. Harrington stated the Health Department had a problem with the parent parcel not having a septic system.

Mr. Kruse stated he did not disagree with Ms. Harrington's concern but he disagreed with it being a part of the McHone petition. He stated that this petition was for a one lot minor residential plat and the septic concern was not on this plat. He stated today he was here to receive approval for this one lot.

Mrs. Ternet stated that Ms. Harrington was bringing up the issue that the parent tract did not have a record of a septic system. She stated that in the past, the purpose of doing minor residential plats was to allow someone to split a piece of property off and not have it be under the same requirements as the parent tract. She stated that the parent tract was not actually being platted.

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

Mr. Gaston made a motion to grant approval for **MRP 054/15: Jeremy S. McHone** subject to the staff letter and subject to the condition that the Health Department receive some documentation that the Town of Pittsboro had accepted the lateral to their system.

Mrs. Ternet then commented that Mr. Gaston's motion indicated subject to the staff's letter which included the Health Department's concern about no evidence of an adequate wastewater treatment on the property. She stated that the Health Department did not want to grant approval because there was no record of a septic system. She stated if the motion made it subject to the staff's letter, the applicant would be required to make sure that they had a septic system.

Ms. Harrington stated that it was more than just not a record and it was that they could not find a system. She stated that they either had to find a system or put in a new system or there were sewers available. She stated that connecting to sewer would be her answer.

Mr. Kruse stated he was asking for the petition to be approved with not considering the existing home on the parent tract because this application was for creating a new one lot minor residential plat. He explained that if they were platting the whole parcel, then the Health Department's concerns should be met.

Mrs. Johnston then made a motion to approve **MRP 054/15: Jeremy S. McHone** as follows.

1. Conditions & recommendations #2, 3 & 4 in staff's letter dated June 2, 2015 excepting staff recommendation #1; and

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2. Condition that Health Department receive a copy of the email from the Town of Pittsboro stating sanitary sewer was available via lateral connection into their system.

Mr. Gaston seconded the motion with Ms. Harrington voting against.

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

The staff recommendations were as follows:

**DRAINAGE CONDITIONS:**

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

**STAFF RECOMMENDATIONS:**

1. The Health Department does not have a record of a permitted onsite septic system for the parent parcel and there is no evidence of adequate wastewater treatment on the property as staff was unable to locate an absorption field with a tile probe. Prior to approval the applicant must show that the property has a residential onsite sewage system that includes a septic tank and a soil absorption system.
2. An ingress/egress easement and Maintenance Agreement for the shared drive must be provided prior to recording this plat.
3. The plans must be revised to include a non-access easement along the entire frontage of the lot.
4. There are no roadside ditch improvements required on this project.

**CONDITIONS OF APPROVAL:**

1. 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.
2. The Hendricks County Planning and Building Department must be notified at least seventy-two (72) hours prior to any site improvements being installed.
3. 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 9:17 a.m.

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Don F. Reitz, AICP, Chairman