

December 14, 2022

The Hendricks County Area Plan Commission Administrative and Plat Committee held a meeting on Wednesday, December 14, 2022 at 9:00 a.m. in the Hendricks County Government Center, Meeting Rooms 4&5, 355 South Washington Street, Danville Indiana. Members present were Mr. Tim Dombrosky, Chairman, Mr. John Ayres, County Engineer, Mrs. Ginger Harrington, Environmental Health Team Lead; Mr. David Gaston, County Surveyor. Also present was Mr. Brian Hurskainen, Senior Planner and Mrs. Brandy Swinford, Recording Secretary.

Mr. Dombrosky called the meeting to order with the Pledge of Allegiance. There was a quorum with four (4) members present.

Mr. Dombrosky asked for a motion of the November 9, 2022 meeting minutes.

Mr. Gaston motioned for approval of the minutes for the November 9, 2022 meeting.

Mrs. Harrington seconded the motion.

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

**MIP 1164/22: DONALD & KAREN MATTHEWS;** a 1-lot minor plat; 4 acres; Liberty Township; S6-T14N-R1E; located on the north side of US 40, approx. 0.3 miles west of Cartersburg Rd. (Kruse Consulting)

Mr. Dale Kruse, Kruse Consulting, was present on behalf of the Matthews family. He reviewed the location and staff comments. He noted that they were wanting to create a parcel around the recycling facility so they could get it out of their personal name in order to sell it.

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

Mr. Ayres motioned for approval of **MIP 1164/22: Donald & Karen Matthews** subject to staff recommendations.

Mrs. Harrington seconded the motion.

FOR – 4 –                      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. Provide Administrative Committee signature blocks on all pages

#### **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 plan must be obtained from the Drainage Board prior to Approval by the Plan Commission. 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. Sidewalks must be installed when sidewalks become contiguous or adjacent on surrounding properties.
7. All new single-family and two-family dwellings in minor subdivisions shall include the minimum design standards identified in 8.1 Residential Design Standards of the Hendricks County Zoning Ordinance.

**EX 288/22 – MIP 1161 ALBRIGHT;** an exception to record prior to installation of street trees (Kruse Consulting)

Mr. Dale Kruse, Kruse Consulting, was present. He stated that they have an agreement with the town to use that lot for parking for their annual Old Fashion Days festival. They were wanting to not plant trees on Lot 1 in advance of an occupancy permit being issued for a home if they choose to build later. He stated they did not know when they would build on that lot.

Mr. Ayres asked what guarantees they had that there would be trees planted in the future.

Mr. Dombrosky stated that they check for trees at the time of construction of the home by ordinance. He felt if they had a note on the plat, when someone submitted a plot plan for that lot they would know, and it would be checked. He stated that he had talked to the Town about it.

Mr. Ayres stated it was unusual exception with no end date. He did not want it to slip through the cracks.

Mr. Dombrosky felt that a note on the plat was sufficient. His question was did they need a performance bond.

Mr. Ayres replied that it would be difficult with no date on when it will be built.

Mrs. Harrington motioned for approval of **EX 288/22: Albright** subject to trees being planted prior to occupancy of the home and a note being added to the plat.

Mr. Gaston seconded the motion.

FOR – 4 –

AGAINST – 0 –

ABSTAINED – 0 –

**MAP 296/22: TIMBER RIDGE (REPLAT – LOTS 2&3);** a 2-lot major replat; 16.81 acres; Lincoln Township; S10-T16N-R1E; located at 5099 Timber Ridge Trace and the parcel to the northeast (Kimley-Horn & Associates)

Mr. Sam Fugate, property owner, was present.

Mrs. Harrington stated that they had gotten her all the information she had needed, and she was comfortable with it.

Mr. Dombrosky reviewed the previous issues that were outstanding.

Mrs. Harrington motioned for approval of **MAP 296/22: Timber Ridge** subject to staff recommendations.

Mr. Ayres seconded the motion.

FOR – 4 –                      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. Prior to recording the well must be properly abandoned by a licensed well driller or pump installer and the abandonment log submitted to the HCHD. May be extended but must be abandoned prior to the issuance of the Certificate of Occupancy for the new residence.
2. As the easement for SSFE for lot 2 is on lot 3, it must be recorded as separate document and cross referenced with the deed prior to recording, and to be clearly noted on the development plan and the plat.
3. If sanitary sewer becomes available within 300 feet of the property line prior to the issuance of a septic permit, connection will be required.

**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.

4. Addresses must be added to the final plat prior to recording. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. Secondary septic field easements (SSFE) must be shown on the plat, or separate easement document to be recorded with the plat must be provided.
10. 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.

**MAP 753/22: FOX CREEK – SECT 1 (SECONDARY);** a 62-lot major plat; 44 acres; Liberty Township; S6-T14N-R1E; located on the west side of CR 400 E., approx. ½ mile south of US 40 (Banning Engineering)

**MAP 753/22: FOX CREEK – SECT 2 (SECONDARY);** a 60-lot major plat; 77.4 acres; Liberty Township; S6-T14N-R1E; located on the west side of CR 400 E., approx. ½ mile south of US 40 (Banning Engineering)

Mr. Bob Staton, Banning Engineering, was present. He stated they agreed with staff's recommendation of continuance. They were continued at the drainage board also.

Mr. Dombrosky noted that they had many comments still needing to be addressed and asked that they get in contact with staff about those before TAC meeting.

Mr. Ayres motioned for continuance of **MAP 753/22: Fox Creek (Sections 1 & 2)** to the January 11, 2023 meeting.

Mrs. Harrington seconded the motion.

FOR – 4 –

AGAINST – 0 –

ABSTAINED – 0 –

December 14, 2022

There being no further items to be discussed, the meeting was adjourned at 9:22 a.m.

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Tim Dombrosky, Chairman