

June 13, 2023

A meeting of the Hendricks County Area Plan Commission was held on Tuesday, June 13, 2023, 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. Walt O'Riley; Mrs. Margaret Gladden; and Mr. Ron Kneeland. Staff members present were Mr. Brian Hurskainen, Senior Planner; Mr. Greg Steuerwald, County Attorney; and Mrs. Brandy Swinford, Recording Secretary.

The meeting was opened with the Pledge of Allegiance. There was a quorum with five (5) members present.

ZA 505/23: DWN INVESTMENTS, LLC; a zoning amendment change from GB to LI; 3.19 acres; Lincoln Township; S20-T16N-R2E; located on the west side of Raceway Road, approx. 300 ft. south of its intersection with SR 136, just north of the railroad (Comer Law)

Mr. Ben Comer, Comer Law, 71 W. Marion St., Danville was present along with the petitioner, Mr. Dennis Nottingham. He reviewed the location and the zoning change that they were seeking. He noted they had asked for a continuance last month in order to research dust mitigation solutions. He stated that they were committing to an annual treating after working with staff. That has been worked into their commitments and the staff letter on page three (3).

Mr. Whicker asked if there were any questions.

Mr. Gentry asked if they would use the solution over the entire lot.

Mr. Comer replied that it would over any part that is gravel.

Mr. Gentry motioned for a favorable recommendation of **ZA 505/23: DWN Investments, LLC.**

Mr. O'Riley seconded the motion.

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

ZA 507/23: I-70 WEST, LLC; a zoning amendment change from AGR to PB; 9.310 acres; Liberty Township; S26-T14N-R1W; located at 1454 E. CR 1000 S. – Clayton (Studio A Indianapolis)

Mr. Max Mouser, Studio A Indianapolis, 9511 E. 96th Street, Indianapolis was present along with Mr. Jamie Christman, I-70 West, LLC. He stated they were seeking to rezone two (2) parcels currently zoned as residential. He reviewed the location, surrounding zoning and comprehensive plan. He noted that the I-70 West owns the surrounding parcels to the north.

Mr. Whicker asked if there were any questions.

Mr. O'Riley asked if they already owned the property in question.

Mr. Mouser replied that it was under contract subject to the rezoning.

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

Mr. O'Riley motioned for a favorable recommendation for **ZA 507/23: I-70 West, LLC.**

Mr. Kneeland seconded the motion.

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FOR – 5 –

AGAINST – 0 –

ABSTAINED – 0 –

MAP 754/23: FAMILY PROMISE (PRIMARY); an 8-lot major plat; 5.79 acres; Guilford Township; S26-T15N-R1E; located at 7233 E. CR 300 S.- Plainfield (Banning Engineering)

Mr. Whicker noted that he had a conflict of interest for this petition, so he was going to step out of the room and recuse himself. Mr. Gentry would run the meeting in his absence.

Mr. Steve Brehob, Banning Engineering, 853 Columbia Drive, Ste. 101, Plainfield was present along with Ms. Julie Randall with Family Promise. He reviewed the location and proposed plans. There would be eight (8) lots with seven (7) of them having residential structures and the remaining lot that would be a common area that would contain the sites storm water detention facility. The sewer and water service would be provided through the Town of Plainfield. He noted they had received drainage board approval. He showed examples of the proposed homes and street scape. They were asking for a waiver for the roadway depth. They did receive a letter from the Town of Plainfield that they had no issue with proposed width. He stated that Mr. Ayres had asked that they increase the width of the pavement shown from 10 feet to 11 feet, and they have no issues with doing that. The idea was to have a narrower street to restrict on-street parking in anticipation of having families with a lot of small children.

Mr. Gentry asked if there were any questions.

Mr. O'Riley asked if the covenants would restrict the on-street parking.

Mr. Brehob replied that they would. He noted that Family Promise will own and maintain all the homes and lots. They will also handle the removal of snow removal of road and sidewalks.

Mr. Gentry asked Mr. Ayres if the road would be constructed to the county's standards.

Mr. Ayres replied that it would be to the Town of Plainfield's standards. They have approved the same street section in another development. The towns standards do not specify a thickness they base it on use. He asked them to propose an actual thickness for the secondary to match the county's ordinance.

Mr. Gentry opened the public hearing.

Mr. Sonique Bonheur, 10291 Sun Vista Court, Avon was present. It was determined in speaking with Mr. Bonheur that he was here for a different case.

Mr. Gentry closed the public hearing.

Mr. O'Riley motioned for approval of **MAP 754/23: Family Promise (Primary)**.

Mr. Kneeland seconded the motion. Mr. Whicker abstained.

FOR – 4 –

AGAINST – 0 –

ABSTAINED – 1 –

DPR 514/23: THE CHURCH BY THE SIDE OF THE ROAD (PRIMARY); a development plan review for a parking lot expansion; 1.7 acres; Washington Township; S17-T15N-R2E; located at 10323 E. CR 100 S. – Avon (Moench Engineering)

It was noted that the engineer had requested a continuance for this petition.

Mr. Gentry motioned to continue **DPR 514/23: The Church by the Side of the Road (Primary)** to the July 11, 2023 meeting.

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Mr. Kneeland seconded the motion.

FOR – 5 –

AGAINST – 0 –

ABSTAINED – 0 –

DPR 515/23: CHIPOTLE (PRIMARY); a development plan review for a new restaurant; 0.981 acres; Guilford Township; S20-T14N-R2E; located directly east of 8060 Upland Bend – Camby (Evans Engineering)

Mr. Johnathan Evans, Evans Engineering, 4240 Airport Road, #211, Cincinnati, was present. He reviewed the location, elevations and plans. He noted that it would not have a traditional drive-thru, but a pickup lane after ordering online. They would have dine in as well. There would be 43 seats inside with about 20 on the outside patio. They were requesting to modify the number of parking spaces. By the ordinance, the maximum allowed would be 24 and they were asking for 30 parking spaces.

Mr. O’Riley asked if Mr. Ayres was okay with the modification.

Mr. Ayres replied that he was.

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

Mr. Gentry motioned for approval of **DPR 515/23: Chipotle (Primary)** with the parking modification.

Mr. O’Riley seconded the motion.

FOR – 5 –

AGAINST – 0 –

ABSTAINED – 0 –

There was further discussion about the next comprehensive plan meeting and when it would be.

There being no further business, the meeting was adjourned at 7:07 p.m.

Tim Dombrosky, Secretary