A meeting of the Hendricks County Area Plan Commission was held on Tuesday, October 10, 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. Damon Palmer; Mr. Bob Gentry; Mr. Walt O’Riley; Mr. Tom Whitaker; and Mrs. Margaret Gladden. Staff members present were Mr. Tim Dombrosky, Secretary and Director of Planning; 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.

Mr. Palmer stated that the first order of business was to approve from the August 8, 2023 meeting.

Mr. Gentry motioned for approval of the meeting minutes from August 8, 2023.

Mr. Whitaker seconded the motion. Mr. Palmer abstained as he was not in attendance.

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)

Mr. Dombrosky noted that there was no engineer present. He stated they had not received an update from them as of staff’s last update. Staff was recommending denial.

Mr. Gentry motioned to deny **DPR 514/23: The Church by the Side of the Road (Primary)**.

Mr. O’Riley seconded the motion.

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

**ZA 510/23: S & J INVESTMENT CORP;** a zoning amendment change from GB to LI; 4.23 acres; Lincoln Township; S17-T16N-R2E; located at 10095 E. US Hwy 136 - Indianapolis (Jason Riggen)

Mr. Jason Riggen, President of S & J Investment Corporation was present. He reviewed the location, zoning, and acreage.

Mr. Dombrosky stated that staff did recommend a favorable recommendation.

Mr. Palmer asked if there were any questions from the board.

Mr. O’Riley asked what his intent was.

Mr. Riggen replied that he would like to build a 30,000 square foot building for a startup woodworking business. He explained that he would minor replat and then development plan review. He hoped to have two buildings on the property.

There was discussion about the parcel next to the railroad that he intended to purchase.

Mr. Palmer opened the public hearing.

Mr. Bruce Litton, 10184 E. US Highway 136, Indianapolis, was present. He owned the property to the north and east of the petitioner. He stated that he was here on behalf of Mr. Tom Miller, who could not attend. He discussed the drainage concerns that have been an issue and felt it would affect Mr. Miller’s property as it drains to the east. He was also concerned about how they were going to access the property and if they would need turn lanes to be installed. He was concerned that no one had seen a plan for what was being proposed.

Mr. Palmer explained that they would need to come back with a development plan and at that time the plans would be presented. He then closed the public hearing.

Mr. Riggen explained the reasoning for the LI/Light Industrial zoning classification. The building fits more in the GB/General Business but because of the use being a wood shop, he had to go to the LI zoning. He stated that the civil engineer has the plans. He noted that there would be three (3) retention ponds to help with the drainage. He stated that it would not be a large industrial project.

Mr. O’Riley asked if the drainage board would review it.

Mr. Dombrosky stated that they would one it comes through the development plan review.

Mr. Gentry asked if he was going to get rid of the millings. He has gotten a lot of questions about that.

Mr. Riggen stated that he has a demo permit for the garage and building and he has everything ready for the well abandonment.

Mr. Gentry motioned for a favorable recommendation of **ZA 510/23: S & J Investment Corp.**

Mr. Whitaker seconded the motion.

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

**MAP 755/23: WHITE OAKS ESTATES (PRIMARY);** a 20-lot major plat; 14.74 acres; Washington Township; S35-T16N-R1E; located at 7361 E. CR 200 N. – Avon (Stoeppelwerth & Associates)

**WA 353/23 – MAP 755;** a Waiver of the Subdivision Control Ordinance, Section 6.33 – Cul-de-sac length (Stoeppelwerth & Associates)

Mr. Randy McNutt, Drees Homes, 900 E. 96th Street, Indianapolis IN 46240, was present. He reviewed the history of the company, location of property, zoning, and plans. He noted that there were only 20 proposed lots that would be 85 feet wide. The density would be 1.35 per acre with 30% open space. He noted that they were requesting a waiver for the cul-de-sac length of 875 feet. He then showed some examples of the types of homes that they build.

Mr. Palmer asked if there were any questions from the board.

Mr. O’Riley confirmed that there would be no vinyl.

Mr. McNutt replied that was correct.

Mr. Whitaker asked what the price point would be in this development.

Mr. McNutt replied that the range would be $600,000 to $850,000.

Mrs. Gladden asked if the family had sold the land.

Mr. McNutt replied that they were under contract.

Mr. Palmer asked if they were going to remove a lot of the trees.

Mr. McNutt stated that they would be leaving what as many trees as they can.

There was discussion about the minimum home square footage and cul-de-sac waiver.

Mr. Palmer opened the public hearing.

Mr. Clifford Steele, 7241 E. CR 200 N., Avon IN was present. He lives on the northwest corner of the proposed development. His concerns are drainage, noise, and screening. He is also concerned about the wildlife that will be displaced.

Mr. Jeff Nulty, 7217 Knightbridge Court, Avon IN was present. His concerns are drainage due to his easement flooding frequently and 3 homes have sump pumps that run all the time. He also asked what happens if no lots sell.

Mrs. Delynn Davis, 7214 Knightbridge Court, Avon IN was present. Her concern was the loss of privacy due to mature trees being removed. She also asked what the smallest and largest lot size was.

Mr. Palmer closed the public hearing.

Mr. McNutt addressed some of the concerns. Regarding lots not selling: he stated that they have never had a neighborhood abandoned. They are selling the homes with the lots. He noted that Mr. Delp is keeping his lot intact. He showed the easements on the lots which are considered deep by most standards. They must give proper drainage so they will have to remove trees in order to do so.

Mr. Richard Henderson, 11691 Fall Creek Road, Indianapolis IN was present. He stated that the storm line shown on the plat along the west boundary of the property and bringing that to the pond onto the east side of the property. He noted that there was also an existing 20-foot electrical easement along the west side as well. Trees should be maintained within that easement. He reviewed the lot sizes and showed them on the slide, noting they were well above the standard for the zoning.

Mr. Dombrosky explained the next steps needed.

Mr. Whitaker motioned for approval of **MAP 755/23: White Oaks Estates (Primary)**.

Mr. O’Riley seconded the motion.

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

Mr. Whitaker motioned for approval of **WA 353/23**.

Mr. O’Riley seconded the motion.

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

**MAP 756/23: RYAN & JILL DEAN (PRIMARY);** a 3-lot major plat; 22.975 acres; Middle Township; S13-T17N-R1W; located at 2172 E. CR 1025 N. – Pittsboro (Kruse Consulting)

**WA 356/23 – MAP 756;** a Waiver of the Subdivision Control Ordinance, Section 6.12.1.b – Sidewalks, Pathways & Pedestrian Ways (Kruse Consulting)

Mr. Dombrosky stated that this was continued at the drainage board so they would need a motion to continue the public hearing.

Mr. Gentry motioned to continue **MAP 756/23: Ryan & Jill Dean (Primary)** to the November 14, 2023 meeting.

Mr. Whitaker seconded the motion.

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

Mr. Whitaker motioned to continue **WA 356/23** to the November 14, 2023 meeting as well.

Mr. Gentry seconded the motion.

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

WISHES TO BE HEARD

Mr. Dombrosky explained the request noting that they had presented back in August. The zoning ordinance states that within the AD/Airport District the uses can be ones that the plan commission deems appropriate. He stated that they have had this conversation twice before with other projects. He would like to give them an answer this evening so they can move forward.

Mr. Rajavelu Kandasamy, 8227 Bradford Road, Zionsville IN was present. He recapped the plans and noted that they have talked with the neighbors as recommended from the previous meeting.

Mr. Gentry motioned for approval to allow the banquet hall/event center use within the AD/Airport District.

Mr. O’Riley seconded the motion.

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

**RESOLUTION 2023-29;** Amendments to the Westpoint Business Park Economic Development Area

Mr. Dombrosky stated the Mr. Adam Steuerwald had presented this resolution to staff. They are simply adopting the redevelopment commission’s resolution. He noted that we have done these in the past.

Mr. Whitaker had some questions. He asked if the highlighted area in the original TIF, and they are seeking to renew it for another 25 years.

Mr. Dombrosky replied that the district encompassed all Westpoint and now they are splitting it in two. The part that is already developed is being put into its own district and the undeveloped one into another district.

Mr. Whitaker asked what was falling off from the highlighted area shown.

Mr. Dombrosky replied it was the buildings. He showed the location.

Mr. Whitaker asked what the reason was for extending the TIF.

Mr. Greg Steuerwald stated that they had been working with Mr. Dennis Dawes and Eric Wathen for several months. He noted that there were no new allocation areas being created. It was still the same footprint just being split for the refinancing.

Mr. Whitaker was concerned about the school system that would not see those benefits for another 25 years.

Mr. Dombrosky stated that it was a 50% pass through to local districts including schools.

Mr. Steuerwald noted that was a $600,000 allocation to the township for fire equipment.

There was further discussion regarding the allocations and how that could be used.

Mr. Gentry motioned for approval of **Resolution 2023-29**.

Mr. O’Riley seconded the motion. Mr. Whitaker voted against.

FOR – 4 – AGAINST – 1 – ABSTAINED – 0 –

There being no further business, the meeting was adjourned at 7:48 p.m.

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Tim Dombrosky, Secretary