The Hendricks County Area Plan Commission Administrative and Plat Committee held a meeting on Wednesday, October 11, 2023 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, Director of Planning & Building; Mrs. Ginger Harrington, Environmental Health Team Lead; Mr. Dave Gaston, County Surveyor; and Mr. John Ayres, County Engineer. 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 meeting minutes for the September 13, 2023 meeting.

Mr. Gaston motioned for approval of the minutes of the September 13, 2023 meeting.

Mrs. Harrington seconded the motion.

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

**MIP 1174/23: SCOTT & RENEE HERTENSTEIN;** a 2-lot minor plat; 7.57 acres; Eel River Township; S9-T16N-R2W; located on the east side of SR 75, approx. 0.5 miles north of intersection with W. CR 500 N. (Kruse Consulting)

**WA 352/23 – MIP 1174;** a Waiver of the Subdivision Control Ordinance, Section 5.01 (1)(e)(IV) Private Drive (Kruse Consulting)

Mr. Dale Kruse, Kruse Consulting, 7384 Business Center Drive, Avon IN was present along with the petitioner, Mr. Scott Hertenstein. He reviewed the remaining staff comments about the well search. He asked if Mrs. Harrington was okay with the emails they had provided regarding the well. He also showed the publicly dedicated private drive on the plans.

Mrs. Harrington said she was comfortable and appreciated them doing the extra due diligence.

Mr. Dombrosky noted that the waiver was due to the private drive, which would normally be with a major plat.

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

Mr. Ayres motioned for approval of **MIP 1174/23: Scott & Renee Hertenstein** subject to staff recommendations.

Mrs. Harrington seconded the motion.

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

Mr. Ayres motioned for approval of **WA 352/23 – MIP 1174**.

Mrs. Harrington seconded the motion.

FOR – 0 – 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. Waiver 5.01(1)(e)(IV) Construction of a privately maintained road with Minor Plat
2. ~~Show neighboring wells with 50’ radius including the well for the demoed house.~~

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.

**MIP 1175/23: JONATHAN HIOTT;** a 3-lot minor plat; 27.25 acres; Marion Township; S29-T16N-R2W; located on a 27-acre parcel near the northwest corner of SR 75 and CR 200 N. (Kruse Consulting)

Mr. Dale Kruse, Kruse Consulting, was present. He asked for a continuance due to the buyers wanting to change from a 3-lot to a 2-lot. They will have to review the lot layout and the drive location.

Mr. Gaston asked if there would be a new application needed since it would be a new owner.

Mr. Dombrosky replied that it would be a continuance now and possibly a withdrawal later if we find they need a new application.

Mr. Kruse asked if he could get a 2-month continuance. He felt that would be better.

Mr. Gaston motioned to continue **MIP 1175/23: Jonathan Hiott** to the December 13, 2023 meeting.

Mrs. Harrington seconded the motion.

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

**MIP 1176/23: KRISTI COX;** a 2-lot minor plat; 9.92 acres; Center Township; S20-T15N-R1W; located on the south side of W. CR 200 S., approx. 0.15 miles east of S. CR 125 W. (Kruse Consulting)

**WA 358/23 – MIP 1176 – COX;** a Waiver of the Subdivision Control Ordinance, Section 9, 9.06 – Street Trees (Kruse Consulting)

Mr. Dale Kruse, Kruse Consulting, was present. He reviewed the location and staff comments. He stated that they were requesting a waiver but after discussion with staff he was not sure if they needed it since the trees that were there would qualify.

Mr. Dombrosky replied that he felt they did need it as not all the trees would completely qualify. If the right of way was extended at any point, they would need to be removed. He felt the waiver was justified.

Mr. Kruse noted that the elevations were shown on the plans.

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

Mrs. Harrington motioned for approval of **WA 358/23**.

Mr. Gaston seconded the motion.

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

Mrs. Harrington motioned for approval of **MIP 1176/23: Kristi Cox** subject to staff recommendations.

Mr. Gaston seconded the motion.

FOR – 0 – 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. Waiver 9.06 for street trees
   1. Existing trees within the right of way and 10 feet or less from the edge of pavement must be removed.
   2. There are existing trees in the right of way and others just outside of the area to be considered street trees. Ash trees should be removed, and the others are adequate to meet the intent of the ordinance.
2. ~~Show house elevation and proposed contours/grading to ensure surface drainage is maintained~~

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.

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

Mr. Dombrosky noted that the case had been continued at drainage board and the primary was continued at plan commission. He asked what the discussion was at drainage board.

Mr. Kruse replied that it had to do with field tiles. He felt that it was something they could work through.

Mr. Gaston motioned to continue **MAP 756/23: Ryan & Jill Dean (Secondary)** to the November 15, 2023 meeting.

Mrs. Harrington seconded the motion.

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

**WA 355/23 – MIP 1163 – MALONEY;** a Waiver of the Subdivision Control Ordinance, Section 9, 9.06 – Street Trees (Kruse Consulting)

Mr. Dale Kruse, Kruse Consulting, was present along with Mr. Jack Maloney. He noted they had discussed moving the trees further from the road. There were 7 trees that were required, and he showed how they spaced them. He noted that they were basically at the building line because of the pipeline.

There was further discussion about the drive pipe and ditch.

Mr. Kruse stated that they would like to withdraw the waiver application.

**MRP 151/23: ROBIN WOODRUM;** a 1-lot minor residential plat; 5.0 acres; Middle Township; S8-T16N-R1E; located at 5211 N. CR 400 E. (IndySurv/Jeff Trout)

Mr. Dombrosky noted that it had been continued at drainage board.

Mr. Gaston motioned to continue **MRP 151/23: Robin Woodrum** to the November 15, 2023 meeting.

Mrs. Harrington seconded the motion.

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

**EX 295/23: FAMILY PROMISE;** an exception to record prior to final surface and landscaping.

Ms. Julie Randolph, Family Promise was present. She stated that they are doing the asphalt before and planting 87 trees by the end of November.

Mr. Dombrosky stated that they were ready to record now.

Mr. Ayres asked if she felt that it would all be completed by the end of the year since they typically assign a time limit for exceptions.

Ms. Randolph replied that all but 13 trees would be done and those cannot be planted until the houses are completed due to the location of those.

Mr. Dombrosky stated that he felt that 90 days was sufficient.

Mr. Gaston motioned for approval of **EX 295/23: Family Promise** until January 11, 2024.

Mr. Ayres seconded the motion.

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

There being no further items to be discussed, the meeting was adjourned at 9:28 a.m.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Tim Dombrosky, Chairman