

November 15, 2023

The Hendricks County Area Plan Commission Administrative and Plat Committee held a meeting on Wednesday, November 15, 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; Mr. Ron Kneeland and Mr. John Ayres, County Engineer. Also present was Mr. Brian Hurskainen, Senior Planner; Mrs. Brandy Swinford, and Mrs. Anna Wozniak, 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 October 11, 2023 meeting.

Mrs. Harrington motioned for approval of the minutes of the October 11, 2023 meeting.

Mr. Ayres seconded the motion.

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

**MIP 1177/23: Kenneth & Kristen Isley;** a 2-lot minor plat; 8.712 acres; Brown Township; S23-T17N-R1E; located on the southeast corner of CR 1000 N. and CR 750 E., lying west of White Creek (Willard Johnson)

It was noted that Mr. Gaston arrived at this time.

Mr. Dombrosky asked for motion to continue to December 13, 2023 meeting including the public hearing.

Mrs. Harrington motioned for continuance of **MIP 1177/23**.

Mr. Kneeland seconded the motion.

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

**MAP 499/23: Albertson Acres – Replat Lot 1;** a 1-lot major plat replat; 6.834 acres; Eel River Township; S24-T17N-R2W; located on the NW portion of the intersection with W. CR 950 N. and N. CR 350 W. (Kruse Consulting)

Mr. Dale Kruse, Kruse Consulting, 7384 Business Center Drive, Avon IN was present on behalf of the Blaine brothers. His family is requesting to divide the Albertson Acres lot into two. Staff comments were to get approval from the Drainage Board, which was completed, approval was received.

Mr. Dombrosky asked for a motion approval of **MAP 499/23: Albertson Acres**

Mr. Ayers motioned for approval.

Mrs. Harrington seconded the motion.

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

November 15, 2023

**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. Dale Kruse was present. He noted they are still working on the tiles. That is the only issue left and they should be making progress this week.

Mr. Gaston motioned for continuance of **MAP 756/23: Ryan & Jill Dean (Secondary)** to the December 13, 2023 meeting.

Mrs. Harrington seconded the motion.

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

**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. Jeff Trout, IndySurv, was present. He reviewed the staff comments.

Mr. Gaston asked for the plat with boundary survey and plat cleaned up.

Mr. Gaston and Mr. Trout reviewed the plat and Mr. Gaston was satisfied with the corrections.

Mrs. Harrington noted that she would need to have the well abandonment documentation from Eli English and they would need to have a conversation with the client that documents will be required prior to recording.

Mr. Trout replied that he will pass on the information to the client.

Mrs. Harrington motioned for approval of **MRP 151/23: Robin Woodrum** based on staff recommendations.

Mr. Ayres seconded the motion.

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

**EX 296/23 – Fox Creek Partners; an exception to the Subdivision Control Ordinance – Completion of Improvements.**

Mr. Chase Henderson, 11691 Fall Creek Road, Indianapolis, IN was present. They were requesting an exception for improvements due to weather delay. Asphalt surface, centerline monuments, landscaping, sidewalks, streetlights and erosion control. Some are in various stages of progress but not sure if they will be completed entirely.

Mr. Gaston stated that erosion control needed to be in place before winter and must be stabilized.

Mr. Henderson stated that he has been communicating with Roger Salsman and will have it stabilized and seeded, however, might not have any grass due to weather.

Mr. Roger Salsman joined the meeting.

November 15, 2023

Mr. Dombrosky noted that erosion control should be removed from the exception request and asked for a timeline for the other improvements.

Mr. Henderson replied that asphalt surface, landscaping, and centerline monuments be included. Sidewalks would be done in the next two weeks on CR 400. The surface should all be completed by Spring. Landscaping is 30% done and should be completed within 90 days. He asked if June would be acceptable due to paving.

Mr. Gaston stated he was okay with extending the center monuments.

Mr. Dombrosky noted as long as sidewalks on CR 400 are done he was okay delaying the interior.

Mr. Henderson stated he was bound by Duke for the streetlights. He was confident they will be installed in 90 days. The contractor for Duke installs the streetlights.

Mr. Dombrosky noted the exception would be to delay landscaping and streetlights until February 15, 2024. Surface, sidewalks and centerline monuments would be delayed until June 15, 2024. Erosion control must be in place.

Mr. Salsman stated based on the exception performance bond is \$581,225.00

Mr. Dombrosky motioned for approval of **EX 296/23: Fox Creek Partners**

Mr. Ayres seconded the motion.

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

There being no further items to be discussed, the meeting was adjourned at 9:16 a.m.

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Tim Dombrosky, Chairman