

December 13, 2023

The Hendricks County Area Plan Commission Administrative and Plat Committee held a meeting on Wednesday, December 13, 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; and Mrs. Anna Wozniak, Recording Secretary.

Mr. Dombrosky called the meeting to order with the Pledge of Allegiance. There was a quorum with five (5) members present.

Mr. Dombrosky asked for a motion of the meeting minutes for the November 15, 2023 meeting.

Mrs. Harrington motioned for approval of the minutes of the November 15, 2023 meeting.

Mr. Gaston seconded the motion.

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

MIP 1175/23: JONATHAN HIOTT; a 3-lot minor plat; 27.25 acres; Marion Township; S29-16N-2W; located on a 27-acre parcel near the northwest corner of SR 75 and CR 200 N (Kruse Consulting)

Mr. Dale Kruse, Kruse Consulting, 7384 Business Center Drive, Avon IN was present on behalf of the petitioner.

Staff comments were addressed: the display chart will be revised to show the right of way and acreage is satisfactory.

Mr. Kruse will present the Health Department recommendations to his client and take them under advisement. Mr. Kruse also mentioned the triangle piece owned by the state was purchased so will not be included in the area for Lot 3.

Mr. Dombrosky stated the area must meet the minimum requirements and the right of way from the center line should be excluded from the total lot area.

Mr. Gaston said the Drainage Board will assess the fee by the Trotter drain. The drain is currently under the trotter.

Mr. Dombrosky opened and closed the public hearing.

Mr. Dombrosky asked for a motion approval of **MIP 1175/23** based on staff recommendations.

Mrs. Harrington motioned for approval.

Mr. Ayers seconded the motion.

FOR – 5 - 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. Show that the buildable area of each lot meets the minimum
2. The Health Department recommends:
 - a. a secondary septic field easement (SSFE) on all lots
 - b. 1 soil boring within the SSFE
 - c. SSFE statement on the plat
3. Show proposed house elevations and contours/grading to avoid disruption of surface drainage
4. The County Surveyor recommends no basements be constructed on all lots
5. The triangle piece owned by the state should not be included in area for Lot 3

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 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)

Mr. Gaston stated the case was continued at the Drain Board meeting till the next meeting.

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Mr. Dombrosky asked to continue MIP 1177/23 to January 10, 2024 meeting including the public hearing.

Mr. Gaston motioned for continuance.

Mrs. Harrington seconded the motion.

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

MIP 1178/23: MATT HARVEY; one lot minor plat; 16.788 acres; Middle Township; S13-T16-1W; located at Southwest quadrant of intersection of East CR 500 North and North CR 250 East (Benchmark Consulting)

WA 359/23: MIP 1178/23; a Waiver of the Subdivision Control Ordinance, Section 6.12.1.b. – Sidewalks, Pathways & Pedestrian Ways (Benchmark Consulting)

Mr. Nathan White, Benchmark Consulting, 69 Augusta Drive, Brownsburg, IN was present on behalf of the petitioner.

Mr. White referred to the staff recommendations.

Mrs. Harrington stated she did not have invert elevations for the SSD outlet, and she would not approve it today.

Mr. White said the shoulder was standardized to 11' wide.

Mr. Ayers asked if revisions were made to the cross sections of the ditch. Discussion about the flow and the revisions have been made to 7% with a good slope.

Mr. Ayers asked if the slope will be consistent and uniform, so the extension meets the new flow line of the ditch. Asked if the pipe was already in place.

Mr. Gaston asked if someone needs to go back out there and see the new pipe?

Discussion on sidewalk requirements.

Mr. Ayres stated there should be a connection to trail.

Mr. Ayres mentioned it might be possible to rebuild the bridge and extend it to the West of the property.

Mr. Dombrosky motioned for continuance of **MAP 11787/23: Matt Harvey and WA 359/23**

Mr. Gaston motioned for continuance.

Mrs. Harrington seconded the motion.

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

MIP 1179/23: MARKOWITZ; one lot minor plat; 5 acres; Center Township; S19-T15N-R1E; located at Southwest portion of intersection with S CR 300 E & E 200 S

Mrs. Harrington stated she did not receive a copy of the soil report recently completed.

Mr. Kruse responded that he is in possession of the report and will provide it to Mrs. Harrington.

Mrs. Harrington found the tank had not been abandoned and it must be abandoned prior to recording.

Mr. Ayres motioned for approval of **MIP 1179/23: Markowitz** based on staff recommendations; Excepting comment 6 related to existing drive. New street trees to be planted outside the right of way on CR 300. Exception to record prior to planting street trees. Trees to be planted by May 30, 2024.

Mr. Dombrosky opened and closed the public hearing.

Mr. Gaston motioned for approval.

Mr. Kneeland seconded the motion.

FOR – 5 – 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. The Health Department recommends:
2. Provide the soil report from Mike Wigginton recently completed on lot 2. -gH
3. Septic system on lot 1 & 2 will require an above grade system. -gH
4. Show the existing septic tank and provide documentation of the existing septic tank being abandoned prior to recording. -gH
5. Some trees are within the ROW or beyond 10' and can be counted as street trees, however any ash trees may not be counted for street trees and must be removed from the ROW.
6. ~~The existing drive should not be allowed to persist as individual lot access and should be removed as condition of the new driveway.~~
7. Plant trees outside of ROW on CR 300
8. Exception to record to plant street trees by May 30, 2024

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 754/23: FAMILY PROMISE – EX 295; eight lots; 5.79 acres; Guilford Township; S26-T15N-R1E; located at 7233 E. CR 300 S. – Plainfield (Banning Engineering)

Ms. Julie Randall was present at the meeting. She stated most of the trees have been planted, however more time was needed for the remaining landscaping and surfacing.

Mr. Dombrosky motioned for approval subject to the following: Landscaping completed by July 2024 and surface to be completed by November 2024.

Mr. Ayres motioned approval of **MAP 754/23 Family Promise – EX 295**

Mr. Gaston seconded the motion.

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

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. Kruse asked for continuance. He noted they are still working on the tiles.

Mr. Ayres motioned for continuance of **MAP 756/23: Ryan & Jill Dean (Secondary)** to January meeting.

Mr. Kneeland seconded the motion.

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

MAP 115/23: SUNNY MEADOWS LOT 11 REPLAT; one lot major plat replat; 0.91 acres; Lincoln Township; S12-T16N-R1E; located at 5920 N CR 901 E. - Brownsburg (Benchmark Consulting)

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Mr. White stated all staff comments were satisfied and the Health Department's recommendations were taken into consideration.

Mr. Gaston motioned for approval of **MAP 115/23: Sunny Meadows Lot 11 Replat**

Mrs. Harrington seconded the motion.

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

MRP 152/23: STEVE & VICKY SPESARD; one lot minor residential plat; 2.28 acres; Union Township; S19-T17N-R1W; located at West side of N CR 200 W, Approx. 0.47 miles North of intersection with Old State Road 34 (Kruse Consulting)

Mr. Gason stated he did not receive the approval report for the dye testing.

Mr. Kruse said the dye testing was successful and he will forward the report.

Mrs. Harrington motioned for approval of **MRP 152/23: Steve & Vicky Spesard** based on staff comments and recommendations.

Mr. Gaston seconded the motion.

FOR – 5 – 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. The existing tile must be dye tested.
2. Show the neighbor's well to the west to ensure the protection radius 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.
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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 soil 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.

There being no further items to be discussed, the meeting was adjourned at 10:05 a.m.

Tim Dombrosky, Chairman