

October 12, 2021

A meeting of the Hendricks County Area Plan Commission was held on Tuesday, October 12, 2021, 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. Members absent were Mr. Brad Whicker and Mr. Ron Kneeland. Staff members present were Mr. Tim Dombrosky, Secretary and Director of Planning; Mr. Ryan Robling, Senior Planner; Mr. Greg Steuerwald, County Attorney; and Mrs. Brandy Swinford, Recording Secretary. Also present was Mr. Jeff Pell.

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

Mr. Palmer stated that he believed there were many in the audience there for the Scott Mattingly Self-Storage development plan review (**DPR 495/21**). He stated that they would start with that agenda item. He noted that staff and the county attorney had received a letter that day from the Plainfield town attorney and turned it over to Mr. Steuerwald to discuss.

Mr. Steuerwald stated that he had received a letter from Plainfield stating that there was an issue about discussion of water and sewer as well as fire protection services. They had requested a continuance to allow them to have that discussion before the meeting. The attorney for the petitioner has agreed to the request for the continuance. He noted that they would need a motion to grant the request for the continuance to the November meeting.

Mr. Gentry motioned for continuance of **DPR 495/21: Scott Mattingly Self-Storage** to the November 9, 2021 meeting.

Mr. O'Riley seconded the motion.

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

Mr. Palmer apologized for those that came out for that case only and asked that they come back in November.

Mr. Palmer stated that the next order of business was the approval of some back logged minutes from July, August and September. He stated that according to counsel they did not have to be present for the meetings to vote on the minutes if they thought they were representative of their conversations and the past meetings that they had attended in between.

Mr. Gentry motioned for approval of the July 13, 2021 meeting minutes.

Mr. O'Riley seconded the motion.

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

Mr. Gentry motioned for approval of the August 10, 2021 meeting minutes.

Mr. O'Riley seconded the motion.

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

Mr. Gentry motioned for approval of the September 14, 2021 meeting minutes.

Mr. O'Riley seconded the motion.

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

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PLAN COMMISSION RESOLUTION (I-70 WEST COMMERCE PARK ECONOMIC DEVELOPMENT AREA)

Mr. Adam Steuerwald, Barnes and Thornburg presented. He stated that recently the redevelopment commission adopted Resolution 2021-055 on October 6, 2021. That resolution expanded the I-70 West economic development area by a few parcels and created a new allocation area TIF district for those parcels. He explained in further detail. He passed out hard copies of the resolution. He noted that it does conform to the comprehensive plan for the county, and it would go before the commissioners for approval and then back to the redevelopment commission for a public hearing, then ultimately be adopted. There was some further discussion amongst the commission members and Mr. Steuerwald.

Mr. Gentry motioned for approval of the Economic Development Resolution 2021-055.

Mrs. Gladden seconded the motion.

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

ZA 486/21: STONE GRAY, LLC; a zoning amendment change from AGR to GB for expansion of self-storage facility; 15.819 acres; Marion Township; S5-T15N-R2W; located on the north side of US Hwy 36, approx. 0.3 mile west of its intersection with State Road 75 (Comer Law Office)

Mr. Dombrosky presented and reviewed the location, nearby zoning, and comprehensive plan for the area. He noted that the letter of intent stated this was an expansion of Phase 3 of the existing Hawkeye Storage facility. He reviewed the recommended finding of facts summary; the comprehensive plan, current conditions and uses in each district, the most desirable uses, the conservation of property values, and responsible development and growth.

Mr. Ben Comer, Comer Law, 71 W. Marion Street, Danville appeared on behalf of the petitioner. He noted that the petitioner and owner of Hawkeye Storage, Duane Lane, was also present in the audience. He recapped the information discussed previously. He noted that the staff was recommending approval.

Mr. Palmer asked if there were any questions. There being none, he opened the public hearing. Seeing no one signed up to speak, he closed the public hearing.

Mr. Gentry motioned for a favorable recommendation of **ZA 486/21: Stone Gray, LLC.**

Mr. Whitaker seconded the motion.

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

Mr. Palmer noted that it would be heard on October 26, 2021 at the Commissioner's meeting.

ZA 487/21: KEITH WAGONER; a zoning amendment change from AGR to PB; 4.153 acres; Lincoln Township; S20-T16N-R2E; located on the west side of Raceway Road, approx. 1/10th mile north of its intersection with US Highway 136 (Comer Law Office)

Mr. Dombrosky presented and reviewed the location, nearby zoning which included a mixed variety in the area. He reviewed what the comprehensive plan showed for the area. He talked about the buffer area and how this area was on the edge of that buffer and the recommended land uses. He stated that the petition site had three (3) tracts and showed that on the slide. He noted that the third tract was to be left out and remain single family residential. The letter of intent stated that they wished to allow for light industrial uses to include flex type office/workspace. He reviewed the recommended finding of facts summary; the comprehensive plan, current conditions and uses in each district, the most desirable uses, the conservation of property values, and responsible development and growth.

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Mr. Ben Comer, Comer Law appeared along with the petitioner, Mr. Keith Wagoner. He noted that it was larger than the 4.15 acres, and they planned to subdivide the parcel into three (3) lots. He reviewed that on the slide. He noted that staff was recommending approval.

Mr. Palmer asked if there were any questions.

Mrs. Gladden asked if the land has been farmed.

Mr. Comer replied that it was not presently being farmed.

Mr. Palmer asked if the parcel to the south was zoned PB.

Mr. Dombrosky replied it was zoned LI. He went on to discuss some of the uses that may be within that district.

Mr. Palmer opened the public hearing.

Mr. Shawn Heinen, 4555 W. Bradbury Avenue, Ste. 1, Indianapolis 46241 appeared. He stated that he was the owner of SA Heinen/GreensGroomer. He noted that GreensGroomer used to be in the area that was part of the petition. He wished to bring his business back to the area. They make turf maintenance equipment. He gave a brief history of the business of when they were in the area previously.

Mr. Palmer closed the public hearing.

Mr. Gentry motioned for a favorable recommendation of **ZA 487/21: Keith Wagoner**.

Mr. O'Riley seconded the motion.

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

DPR 496/21: BARTLETT COMMERCIAL BUILDING (PRIMARY); a development plan review for a new commercial building; 2.37 acres; Guilford Township; S20-T14N-R2E; located at 10290 Leases Corner Court, Camby 46113 (Maurer Surveying)

Mr. Ryan Robling presented and reviewed the location and zoning. He stated that they were proposing a 16,000 square foot medium scale retail building with fifteen (15) parking spaces. He reviewed the landscaping plan and elevations. He noted that they were requesting four (4) modifications; minimum number of parking spaces, bicycle parking, no sidewalks, and architectural design standards and reviewed each of those.

Mr. Andrew Barkocy with Maurer Surveying appeared. He noted that the owner was also in the audience as well. He stated that the potential use they were looking at was hot tub sales which requires a large warehouse to store inventory. He expanded on the modifications requested and noted that the architecture would match what was there currently.

Mr. O'Riley asked that the modifications be put back up on the slide and noted that they made sense to him.

Mr. Gentry agreed with that as well.

Mr. Palmer asked why staff was okay with less parking.

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Mr. Dombrosky replied that in general, the less hard space, the better it is on the storm water system. They also do not want to provide more parking than what is necessary. It becomes a maintenance issue. Also, the nature of the retail product is larger than a normal product, so they need more warehouse space and fewer parking spaces.

Mr. Palmer stated that he understood the request to not tie the parking to the square footage of the building, but he felt 15 spaces were too few with employees and customers. He was also thinking of the future if it became some other retail space.

Mr. Dombrosky noted that there was space to increase the parking if they needed to.

Mr. O'Riley asked how many employees they were thinking.

Mr. Bartlett replied that there would be 2 to 3 employees. It was noted that there would likely only be 1 or 2 in at a time. It was noted that the machine shop has the same amount of parking spots.

There was more discussion on how they came up with the number of parking spaces.

Mr. Palmer opened the public hearing. There being no one signed up, he closed the public hearing.

Mr. Gentry asked if staff was okay with the requested modifications.

Mr. Dombrosky explained they were except for the bicycle parking. They would prefer they install the minimum three (3) spaces.

Mr. Gentry motioned for approval of **DPR 496/21: Bartlett Commercial Building (Primary)** with the requested modifications.

Mr. Whitaker seconded the motion.

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

DPR 497/21: WESTPOINT, BLDG. 4 (PRIMARY); a development plan review for a new warehouse; 42.68 acres; Liberty Township; S25-T14N-R1W; located at State Road 39 and Westpoint Blvd. (Banning Engineering)

Mr. Robling presented and reviewed the location, site plan, elevations, and zoning for the project. It would be a 500,000 square foot warehouse building. He reviewed the modifications they were requesting which were for number of parking spaces, bicycle parking and interior landscaping for off-street parking areas.

Mr. Ryan Lindley, Banning Engineering, 853 Columbia Road, Ste. 101, Plainfield appeared. He recapped the modifications they were requesting. He noted that there was no other bicycle parking with the other buildings in that business park. They would put those in if there became a need for them in the future. They had worked with staff to come up with the landscaping plan due to much of the parking area being dock area. He believed it was a good compromise.

Mr. Gentry asked if there were any residences that would be an issue since they had had remonstrators for the other warehouses in a previous petition.

Mr. Lindley stated there was no residences abutting the project.

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

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Mr. O'Riley asked if staff was okay with the modifications they were requesting.

Mr. Robling replied that they were with the exception that staff would prefer them to include the minimum three (3) bicycle parking spaces.

Mr. Palmer asked if there were plans to put in bicycle paths as they develop State Road 39 and the area.

Mr. Dombrosky noted that the Plan Commission made plans to do that, but the Commissioners did not adopt that plan. He felt that if employers had employees that needed it, they would put them in. Staff just prefers to see them in ahead of time.

Mr. Gentry motioned for approval of **DPR 497/21: Westpoint, Bldg. 4 (Primary)** with the requested modifications.

Mr. O'Riley seconded the motion.

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

DPR 498/21: JP EXPRESS, INC. (PRIMARY); a development plan review for a truck storage facility; 5.39 acres; Liberty Township; S25-T14N-R1W; located at 9084 S. State Road 39 – Mooresville (Moench Engineering)

It was noted that staff had recommended a continuance for this project. The petitioner has not addressed the items that are needed for approval.

Mr. Gentry motioned for a continuance for **DPR 498/21: JP Express (Primary)** to the November 9, 2021 meeting.

Mr. O'Riley seconded the motion.

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

There being no further business, the meeting was adjourned at 7:23 p.m.

Tim Dombrosky, Secretary