

January 12, 2022

The Hendricks County Area Plan Commission Administrative and Plat Committee held a meeting on Wednesday, January 12, 2022 at 9:00 a.m. in the Hendricks County Government Center, Commissioners Meeting Room, 355 South Washington Street, Danville Indiana. Members present were Mr. Tim Dombrosky, Chairman; Mr. John Ayres, County Engineer; Mrs. Ginger Harrington, Environmental Health Team Lead; Mr. David Gaston, County Surveyor, and Mr. Ron Kneeland, Plan Commission Member. Also present was Mr. Ryan Robling, 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 three (3) members present.

Mr. Dombrosky stated the first order of business was the approval of the minutes from the December 15, 2021 meeting.

Mrs. Harrington motioned for approval of the minutes from the December 15, 2021 meeting.

Mr. Dombrosky seconded the motion.

FOR – 3 –                      AGAINST – 0 –                      ABSTAINED – 0 –

**MIP 1147/21: HENDRICKS POWER COOPERATIVE;** a 1-lot minor plat; 4.44 acres; Brown Township; S36-T17N-R1E; located on the northeast corner of County Road 900 E. and County Road 750 N. (Banning Engineering)

**WA 324/21: MIP 1147 HENDRICKS POWER;** a waiver to the Subdivision Control Ordinance, Section 6.12.1.b: Sidewalks (Banning Engineering)

**WA 325/21: MIP 1147 HENDRICKS POWER;** a waiver to the Subdivision Control Ordinance, Section 9.06.2: Shade Trees (Banning Engineering)

Mr. Wade Banning, Banning Engineering, 853 Columbia Road, Plainfield was present. He reviewed the staff comments. They have updated the title on the MIP and resubmitted that. There was discussion about the conditions of approval.

Mr. Dombrosky noted that the waivers were conditional to the development of the site. He asked if everyone understood that. It was noted that everyone understood. He then opened the public hearing.

There being no one signed up to speak, he closed the public hearing.

Mr. Ayres motioned for approval of **MIP 1147/21: Hendricks Power Cooperative**, as well as the associated waivers, **WA 324/21 and WA 325/21** subject to staff recommendations.

Mrs. Harrington seconded the motion.

FOR – 3 –                      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. Waivers:
  - a. 6.12(1)(b) Minor Plats: Sidewalks are required along the development side of all existing county roads, located within one (1) mile from an existing school, commercial area or trailhead, or in all subdivisions located in Brown, Lincoln, Washington, or Guilford Townships. The petitioner has requested a waiver from this requirement in order to postpone the installation of required sidewalks until future development on the site has taken place.
    - i. A Condition of Approval has been included to require that sidewalks be installed prior to the issuance of a Certificate of Occupancy.
  - b. 9.06 Street trees. Shade trees shall be planted as a yard tree along any existing county road front the subdivision. Trees along existing county roads shall be planted between the right-of-way and to feet outside the right-of-way. The petitioner has requested a waiver from this requirement in order to postpone the installation of required street trees until future development on the site has taken place.
    - i. A Condition of Approval has been included to require that street trees be installed prior to the issuance of a Certificate of Occupancy.
2. Title will be MIP 1147.
3. All brush and trees within 10' from the edge of pavement must be removed prior to recording of the plat
4. A Development Plan and Special Except Permit will be required prior to the establishment of an "essential services, major" use on the property.

**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, PUD or development plan must be obtained from the Drainage Board prior to Secondary Approval (or Approval in the case of minor plats) by the Plan Commission or its Administrative and Plat Committee. 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 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.
4. The Hendricks County Planning and Building Department must be notified at least seventy-two (72) hours prior to any site improvements being installed.
5. Addresses must be added to the final plat prior to recording. The Director of the Plan Commission will not sign the final plat without addresses included. To obtain addresses, the applicant must submit a request to the Planning and Building Department well in advance of the recording package being forwarded to the Hendricks County Engineer's Office. The Plat Address Information Sheet submitted with the plat application does not constitute a request for addresses.
6. All required sidewalks must be installed prior to the issuance of a Certificate of Occupancy for the property.

7. All required street trees must be installed prior to the issuance of a Certificate of Occupancy for the property.

Mr. Dombrosky noted that they were going to hear MIP 1151 first since the next item on the agenda had an associated DPR with it.

**MIP 1151/21: RAY NEIER**; a 3-lot minor plat; 9.83 acres; Marion Township; S17-T15N-R2W; located on the west side of S. CR 775 W., approx. 0.25 miles south of intersection with W. CR 100 S. (Kruse Consulting)

Mr. Dale Kruse, Kruse Consulting, 7384 Business Center Drive, Avon was present. He reviewed the location and staff comments. He stated that they had not done the dye test yet due to the holidays but intend to do so.

It is noted at this time that Mr. Gaston and Mr. Kneeland arrived.

Mrs. Harrington noted that the dye test would have to be completed before it was recorded.

Mr. Kruse stated he understood. He was not concerned about passing the dye test.

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

Mrs. Harrington motioned for approval of **MIP 1151/21: Ray Neier** subject to staff recommendations.

Mr. Ayres 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. All brush and trees within 10' from the edge of pavement must be removed prior to recording of the plat.
2. Correct dimensions for the parent tract along ROW.
3. SSD outlet must be dye tested
4. SSD easement must be recorded as a separate document.
5. There must be a note added to the plans stating that all grading shall be done in such a manner as to ensure drainage flows away from the County Road.

**CONDITIONS OF APPROVAL:**

8. 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.
9. 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.

10. The Hendricks County Planning and Building Department must be notified at least seventy-two (72) hours prior to any site improvements being installed.
11. 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.
12. 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.

**MIP 1150/21: CALIBER COLLISION;** a 1-lot minor plat; 2.45 acres; Guilford Township; S20-T14N-R2E; located at the southwest corner of E. CR 1025 and State Road 67 (Kimley-Horn & Associates)

Mr. Kaleb Sondergrath, Kimley-Horn & Associates, 250 E. 96<sup>th</sup> Street, Indianapolis was present. He reviewed the staff comments. There was some discussion about the labeling of the pipe on the plans.

Mr. Ayres stated that it was just the ends, not the actual pipe.

Mr. Sondergrath stated he would get those changes made. He noted that they were working with the highway department about whether they were going to be allowed to do the open cut across the county road. He asked about whether it needed to be flowable fill or granular back fill since both were listed as options in the ordinance.

Mr. Ayres replied that it would need to be flowable fill. He noted that the plans would need to be revised to show the details about the cut.

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

Mrs. Harrington noted that she only saw one well on the plans, and not the second. She needed them to both be on the plans.

Mr. Sondergrath asked where he could find the paperwork showing those. The one he had showed a well and a separate one for a septic.

Mrs. Harrington replied that there were two (2) wells and two (2) septic systems on the property. She needed to see both wells and both tanks as they all will have to be abandoned. She will need to see those before the plat gets recorded. She noted that the health department would have the information as well as she had the GPS coordinates for both the wells.

It was noted that the remaining staff comments pertained more to the DPR than the minor plat.

Mr. Ayres motioned for approval of **MIP 1150/21: Caliber Collision** subject to staff recommendations.

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Mrs. Harrington 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. Include front building setback from CR 1025 E.
2. Provide details on repair to CR 1025 E which match requirements. Specify flowable fill and include details.
3. Locate and identify 100-year elevation on dry basin.
4. Pipe located on the east side of 1025 E must be numbered with the other structures on the project and included on the structure details.

**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, PUD or development plan must be obtained from the Drainage Board prior to Secondary Approval (or Approval in the case of minor plats) by the Plan Commission or its Administrative and Plat Committee. 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 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.
4. The Hendricks County Planning and Building Department must be notified at least seventy-two (72) hours prior to any site improvements being installed.
5. Addresses must be added to the final plat prior to recording. The Director of the Plan Commission will not sign the final plat without addresses included. To obtain addresses, the applicant must submit a request to the Planning and Building Department well in advance of the recording package being forwarded to the Hendricks County Engineer's Office. The Plat Address Information Sheet submitted with the plat application does not constitute a request for addresses.
6. All required sidewalks must be installed prior to the issuance of a Certificate of Occupancy for the property.
7. All required street trees must be installed prior to the issuance of a Certificate of Occupancy for the property.

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**DPR 499/21: CALIBER COLLISON (SECONDARY)**; a development plan review for a collision repair shop; 2.45 acres; Guilford Township; S20-T14N-R2E; located on the southwest side of S. County Road 1025 E. and State Road 67 (Kimley-Horn & Associates)

Mr. Sondergrath stated that he asked Tri-County to provide the sewer allocation letter, and they had sent him the same letter he had submitted previously. He did not think it was the correct form.

Mr. Dombrosky looked at the paperwork. He stated that was just calculations, not an allocation letter. Typically, they would grant contingent approval based on receiving a capacity letter. Usually, they would certify they have the capacity and then they would purchase and allocate it to the project.

Mr. Sondergrath replied that he would follow up with them again. He continued to review the staff comments. He asked about the asphalt sections. There was some discussion about the right of way of the street and the drive sections and if those matched.

After reviewing the plans, it was determined that they did in fact match.

Mr. Sondergrath mentioned the comment about bicycle parking and pointed out where those were located. He was unsure if it needed to be a different location. After reviewing the documents, it was determined that the detail page was showing three (3) and the plans show two (2).

Mr. Dombrosky asked that they make sure that matches on the revised set.

Mr. Ayres felt that it should be continued until they receive Tri-County approval and the sewer allocation letter.

Mr. Ayres motioned to continue **DPR 499/21: Caliber Collison (Secondary)** to the February 9, 2022 meeting.

Mrs. Harrington seconded the motion.

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

**MRP 133/21: RAY YATACO**; a 1-lot minor plat; 5.13 acres; Center Township; S25-T16N-R1W; located on the northwest corner of the intersection of N. CR 250 E. and E. CR 250 N. (Kruse Consulting)

Mr. Dale Kruse, Kruse Consulting, 7384 Business Center Drive, Avon was present. He reviewed the location, the plans and the staff comments. He noted that he would make the revisions to the notes on the plat.

Mr. Ayres explained comment #2 further, stating that the note made it sound like they were going to open up the end of the pipe. He felt that a broader area should be sloped so they know it goes there. The other side of the road did not look like it had very good fall, so he did not want it to go over the road and just sit there.

Mr. Kruse asked if that was something Mr. Salsman would inspect.

Mr. Ayres replied that it probably was.

Mrs. Harrington motioned for approval of **MRP 133/21: Ray Yataco** subject to staff 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. All brush and trees within 10' from the edge of pavement must be removed prior to recording of the plat.
2. In addition to the work noted on the plans for the culvert under CR 250 East, the channel downstream from the pipe must be cleaned out and graded to ensure positive drainage. The lots must be graded towards the pipe on the upstream end.

**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.

**DPR 424/21: TWIN BRIDGES HIGH BTU (SECONDARY);** a development plan review for a BTU facility; 8.0 acres; Center Township; S14-T15N-R1W; located at 1057 S. CR 150 E. (south of intersection of E. CR 75 S. and S. CR 150 E.) (Weihe Engineers)

Mr. Mark Thorpe, Weihe Engineers 10505 N. College Avenue, Indianapolis was present. He stated they had received drainage board approval. He noted that the revisions were sent to the health department, but he had not sent them to everyone. He will get those updated plans to everyone.

Mr. Dombrosky noted that most of the other comments were addressed at plan commission the night before.

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Mrs. Harrington motioned for approval of **DPR 424/21: Twin Bridges High BTU (Secondary)** subject to staff recommendations.

Mr. Ayres seconded the motion.

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

The staff recommendations are as follows.

**DRAINAGE CONDITIONS:**

Subject to approval by Hendricks County Drainage Board.

**STAFF RECOMMENDATIONS:**

1. The SSD cannot bisect SSFE.
2. Show the detention basin and the septic field (original approval) on the existing condition pages as shown on sheet 200.

**CONDITIONS OF APPROVAL:**

13. A properly executed County/Owner Inspection Agreement must be provided prior to secondary approval with all appropriate fees paid prior to the start of any construction.
14. 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 Area Plan Commission. Secondary Stormwater Approval must be obtained from the Drainage Board prior to Secondary 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.
15. The Hendricks County Planning and Building Department must be notified at least seventy-two (72) hours prior to any site improvements being installed.
16. The applicant will have two (2) years from the date of approval to obtain an Improvement Location Permit/Building Permit. Should this two (2) year period elapse without the applicant having obtained the appropriate permit, the development plan approval will become null and void.
17. Development plan approval does not constitute approval of signage unless such approval is expressly granted by the Plan Commission as part of this development plan. Signage review and approval is typically carried out as a permitting process separate from development plan approval.

Mr. Dombrosky stated that they had a request for an extension on **MIP 115 – Keeler**. The plat was approved almost two (2) years ago in July.

Mr. Gaston asked why it had not been recorded.

Mr. Kruse explained that the property is adjacent to the Matthew Meadows property. He pointed out the location on the slide. The petitioner lives on one parcel and wants to build on another parcel. If he was not able to build a home there, he was not interested in doing the split. In the petitioner's mind, the two projects are tied together. The sewer connection is on the other side of the



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road and has been waiting to do it all at the same time for all three (3). They cannot record the plat for the duplex until the sewer work is done.

Mr. Kruse stated they should have asked for the extension back in June.

Mr. Dombrosky noted that it was not really an extension if it was expired.

Mr. Gaston asked if they had any issue with granting.

Mr. Dombrosky stated the worst case would be they would have to resubmit. He believed it had been done before.

Mr. Ayres asked how long they wanted it extended to.

Mr. Robling stated that they could grant a maximum of up to two (2) years.

Mr. Kruse stated that until the end of the summer should be okay.

Mr. Ayres motioned for approval of the extension of time to record for **MIP 115 – Keeler** until November 10, 2022.

Mr. Gaston seconded the motion.

FOR – 5 –

AGAINST – 0 –

ABSTAINED – 0 –

There being no further items to be discussed, the meeting was adjourned at 9:41 a.m.

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Tim Dombrosky, Chairman