

March 8, 2022

A meeting of the Hendricks County Area Plan Commission was held on Tuesday, March 8, 2022, 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. Bob Gentry; Mr. Ron Kneeland; Mr. Walt O'Riley; and Mr. Tom Whitaker. Staff members present were Mr. Tim Dombrosky, Secretary and Director of Planning; Mr. Ryan Robling, Senior Planner; Mr. Graham Young, County Attorney Representative; and Mrs. Brandy Swinford, Recording Secretary.

The meeting was opened with the Pledge of Allegiance. There was a quorum with four (4) members present.

Mr. Gentry stated that the first order of business was to approve the minutes from the February 8, 2022 meeting.

Mr. O'Riley motioned for approval of the minutes from the February 8, 2022 meeting.

Mr. Whitaker seconded the motion.

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

**ZA 494/22: D.R. HORTON**; a zoning amendment change from AGR to RB; 115.21 acres; Liberty Township; S06-T14N-R1E; located on the west side of County Road 400 E. between E. US Highway 40 and County Road 600 S. (John Moore)

Mr. John Moore, 50 S. Meridian Street, #700, Indianapolis was present. He stated that they would like to ask for a continuance due to them not yet receiving a response from INDOT regarding the intersection at US 40 and County Road 400. The last update to the traffic study they had was from February 10, 2022 and it was sent to INDOT then. He noted that he and Mr. John Ayres had been trying to get some feedback from them. He pointed out that they had had a couple of neighborhood meetings on the matter, and he had reached out to those he had phone numbers or emails for to let them know they would be seeking a continuance tonight.

Mr. Gentry stated he did not believe there was need to hold the public hearing at this time since a continuance was being requested. It would be better to hear everything all together.

Mr. Ayres explained a little further about the intersection. He noted that the traffic study did show that based on levels of service, it does operate at acceptable levels of service. The site distance appears to be adequate looking to the west, however INDOT has not gotten back to him since they received the update. With the reduction in homes, it is likely it would not show anything worse than what the first traffic study showed. Their position was neutral, they agreed with the traffic study, but one of their biggest issues was the proposed improvements they are going to construct at Cartersburg Road. That will have an impact on this intersection. His impression in talking with them was they were a little concerned with how those improvements would affect this intersection.

Mr. Kneeland motioned to continue **ZA 494/22: D.R. Horton** until the April 12, 2022 meeting.

Mr. O'Riley seconded the motion.

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

Mr. John Haley, 4209 Lakewood Trails appeared and asked about the number of continuances they have had for this project. He also wanted to know if they could reach out to INDOT directly and voice their concerns. It was noted that this was a resubmittal for the same case, so it could be continued two (2) more times if need be. He was given the number for INDOT's Crawfordsville district office.

**ZA 495/22: FAMILY PROMISE OF HENDRICKS COUNTY;** a zoning amendment change from LI to RB; 5.0 acres; Guilford Township; S26-T15N-R1E; located at 7233 E. County Road 300 S. – Plainfield (Comer Law Office)

Mr. Dombrosky presents and reviewed the location, current and surrounding zoning, and required finding of facts summary for the project. They are seeking to rezone to the RB residential zoning district to allow them to file a special exception with the BZA to allow residential support housing. Staff was making a positive recommendation.

Mr. O’Riley asked if this was east of the self-storage petition heard previously.

Mr. Dombrosky replied that it was.

Ms. Amy Comer-Elliott, Comer Law Office, 71 W. Marion Street, Danville was present. She noted that the RB zoning district was consistent with the comprehensive plans of both the county and the Town of Plainfield. She then introduced the executive director of Family Promise to give a brief overview of what they do and how the overnight shelter would operate.

Ms. Julie Randall, 238 N. Vine Street, Plainfield was present. She gave an overview of the services they provide the community. They offer an emergency shelter program, permanent housing program as well as stability services. They ended homelessness for 105 families in the community last year. They also prevented homelessness for 585 families last year. Their stability services are helping people find living wage jobs, helping with transportation and providing childcare services. They help about 150 families a week with stability services. Their main facility is in Plainfield, and they have another facility in Brownsburg. The overnight shelter model is not new to them. Before they would use participating churches for this purpose, but due to COVID they had to stop running that model. For the last year and half, all their families have been in hotels. They are spending between \$10,000 to \$15,000 a month. This is a better model for them to have a permanent site. The families would arrive at 5pm and churches come in and provide meals and time with the families. There is an overnight staff person that stays there. The families are out by 7am the next morning to go to work, school or their resource center.

Ms. Comer-Elliott asked if there were any questions from plan commission members.

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

Mr. Whitaker motioned for a favorable recommendation of **ZA 495/22: Family Promise of Hendricks County**.

Mr. Kneeland seconded the motion.

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

**MAP 750/22: WAGONER RACEWAY RD. (PRIMARY);** a 3-lot major plat; 5.354 acres; Lincoln Township; S20-T16N-R2E; located on the west side of Raceway Road and 970 ft. north of State Road 136 (Scott Bordenet)

Mr. Dombrosky presents and reviewed the location. It is part of a 3-lot minor plat, and they wish to split the third lot into three (3) making it five (5) lots total. It is zoned planned business so it would allow for those types of uses. The petitioner’s intent is for the lots to be flex/warehouse space. He reviewed the comprehensive plan. One parcel has a recently built house on it, and that will remain. It was noted that that lot was zoned AGR and was not a part of the rezone done previously for the other surrounding parcels. The concept plan was shown for informational purposes. It showed all lots having access to Raceway Road. There is a drainage easement that is associated with the plat that comes with the

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concept plan. He stated that they were requesting a modification to the buffer yard for Lot 3. Staff is recommending approval with the modification.

Mr. Scott Bordenet, 8902 Alibeck Court, Indianapolis was present on behalf of the petitioners. He noted that Kelsey and Keith Wagoner were also present. He stated that the existing evergreen trees will meet the screening for Lot 3. They were committed to making the change to the setback for Lot 2 as the staff letter stated.

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

Mr. Kneeland motioned for approval of **MAP 750/22: Wagoner Raceway Road (Primary)** with the modification requested.

Mr. O'Riley seconded the motion.

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

It was noted that the following two (2) cases, **DPR 502/22: Ferguson Lumber (Primary)** and **DPR 503/22: Dollar General (Primary)** had been continued administratively.

**DPR 504/22: JP EXPRESS (PRIMARY)**; a development plan review for an over the road truck maintenance facility; 5.43 acres; Liberty Township; S25-T14N-R1W; located at 9084 S. State Road 39, Mooresville (Moench Engineering)

Mr. Dombrosky stated that the petitioner was present and would be asking for a continuance.

Mr. Brian Moench, 4000 Clarks Creek Road, Plainfield was present. They are waiting on two (2) state permits, one from INDOT for a new driveway location and another from IDEM to connect into the sanitary sewer. He stated that there were some items on the staff recommendations that they have yet to complete as they were weather dependent. They are seeking a 30-day continuance to address those items and obtain those permits.

Mr. O'Riley motioned to continue **DPR 504/22: JP Express (Primary)** to the April 12, 2022 meeting.

Mr. Kneeland seconded the motion.

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

**MAP 322/22: MATTHEWS MEADOWS (REPLAT)**; a 2 -lot major plat replat; 10.83 acres; Washington Township; S16-T15N-R1E; located on the south side of E. County Road 100 S., 300 feet east of the intersection with S. County Road 525 E. – 1153 S. CR 525 E., Avon (Kruse Consulting)

Mr. Dombrosky presented and reviewed the location, zoning, and comprehensive plan. He showed the plat and noted that it was previously a 3-lot major plat and would now be a 4-lot major plat. The common area would serve the four (4) lots and has a drainage easement and pond on it that services those lots and outlets to the east. There was a lot of topography on the site. He shows where the new home would be, and the drive would exit from County Road 100. Staff was recommending approval.

Mr. Dale Kruse, Kruse Consulting, 7384 Business Center Drive, Avon was present. He reviewed the staff comments and noted that they had identified and noted on the plat the 100-year flood elevation of the pond. He had nothing further to add.

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Mr. Gentry asked if there were any questions. There being none, he asked for a motion.

Mr. Whitaker motioned for approval of **MAP 322/22: Matthews Meadows (Replat)**.

Mr. Kneeland seconded the motion.

FOR – 4 –

AGAINST – 0 –

ABSTAINED – 0 –

Mr. Dombrosky stated that he was asked to look at the home business standards in relation to what is permitted as a home business. There is currently an allotment for special exceptions for a home business in most the residential districts. That section outlines specific uses that are not allowed to request a special exception as a home business. There was more discussion about the process and Mr. Gentry and Mr. Palmer were in favor of looking into it. It was agreed that Mr. Dombrosky would present something next month.

There being no further business, the meeting was adjourned at 7:16 p.m.

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Tim Dombrosky, Secretary