

March 9, 2022

The Hendricks County Area Plan Commission Administrative and Plat Committee held a meeting on Wednesday, March 9, 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 five (5) members present.

Mr. Dombrosky stated the first order of business was the approval of the minutes from the February 9, 2022 meeting.

Mr. Ayres motioned for approval of the minutes from the February 9, 2022 meeting.

Mr. Kneeland seconded the motion.

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

MIP 1149/21: WILLIAM WILSON; a 1-lot minor plat; 7.097 acres; Brown Township; S15-T17N-R1E; located north of the intersection of N. State Road 267 and E. CR 1000 N. (Stoeppelwerth & Associates)

Ms. Leigh Anne Ferrell, Stoeppelwerth & Associates was present. They wish to ask for a continuance to allow them to work through the staff comments from the TAC meeting. The septic has been most of the delay. They had to obtain additional soil borings and find another outlet for the perimeter drain. They plan to drain to White Lick Creek and her client has been working with the adjacent property owner to obtain easements.

Mrs. Harrington asked if they needed to discuss the gas line easement. She felt it may come into play. She stated she had reached out to the contact for the pipeline but had not heard anything back yet.

Mr. Ayres asked where the pipeline easement was and why it would be an issue.

Ms. Ferrell replied and showed where the easement was along the tree line.

There was more discussion about a possible easement and any rules that should be followed for the perimeter drain to drain there.

Mrs. Harrington motioned to continue **MIP 1149/21: William Wilson** to the April 13, 2022 meeting.

Mr. Kneeland seconded the motion.

Mr. Dombrosky noted that they will need to re-notify surrounding property owners as this was the fourth continuance for this petition.

Ms. Ferrell stated she understood and that they were also going to file for the waivers.

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

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It was noted that **MIP 1153/22: Dollar General** was continued administratively, as well as the associated secondary **DPR 503/22**.

WA 327/22: MAP 749; a Waiver to the Subdivision Control Ordinance, Section 6.12 Sidewalks, pathways and pedestrian ways (Banning Engineering)

Mr. Dombrosky stated this was a sidewalk waiver for The Flats at HC.

Mr. Robling noted that the waiver had to be noticed, so that is why they could not approve last month with the major plat. It was for the internal sidewalks.

Mr. Ayres asked if it was just for the sidewalks to be internally and not in the right of way, not the removal of the sidewalks.

Mr. Dombrosky stated that was correct. He opened the public hearing. There being no one signed up to speak, he closed the public hearing.

Mr. Gaston motioned for approval of **WA 327/22: MAP 749**.

Mrs. Harrington seconded the motion.

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

MRP 136/22: ROBERT HALE; a 1-lot minor residential plat; 5.93 acres; Franklin Township; S22-T14N-R2W; located on the north side of Tudor Road, approximately 700 feet south of the intersection with Morgan Street (Kruse Consulting)

Mr. Dale Kruse, Kruse Consulting, 7384 Business Center Drive, Avon was present. He reviewed the location and staff comments.

Mr. Ayres and Mr. Kruse discussed curb suggestions for the site and talked about Mr. Salsman's input as well.

Mr. Kruse stated that they had the plans ready for Mr. Salsman to stamp and approve. They agreed with the solutions presented. He noted that they were staking it that day.

Mrs. Harrington motioned for approval of **MRP 136/22: Robert Hale** subject to staff recommendations.

Mr. Ayres seconded the motion and included the correspondence between himself, Mr. Kruse and Mr. Salsman in 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. Asphalt pavement profile at edge of pavement and gutter line profile should be shown.

3. Dimensions of the curb taper into the riprap spillway are inconsistent, and the taper of the paved shoulder adjacent to the spillway still is too sharp. The function of the short widened paved shoulder section needs to be clarified.
4. Function of the widened shoulder
5. Specify which grade of erosion control blankets will be used.

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.

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. Dale Kruse, Kruse Consulting was present. He reviewed the staff comments and noted that it had been approved at plan commission the night before. He showed where they had added the note about the 100-year flood elevations on the plans.

Mr. Ayres believed there was some concern before about the drive being at the pinch point.

Mr. Dombrosky replied that they had added some rip-rap. He believed it was a 13-foot wide driveway now. He asked how wide it as at the road entrance.

Mr. Kruse replied that they would probably put a flare on the end.

It was noted that it would be up to the homeowner to maintain and control the erosion. Mr. Ayres stated it would not take much erosion to eat into it at the pinch point.

Mr. Dombrosky asked if the drainage easement on the pond benefits everyone or just the owners.

Mr. Kruse replied that the intent was for it to be a public drainage easement.

Mr. Dombrosky asked whose responsibility it was for maintaining that.

Mr. Gaston replied that they would require the homeowner to maintain it even though it was considered a public easement. It would give the county the right if needed to go in and do work, but any kind of erosion would be the homeowners responsibility.

Mr. Dombrosky stated that he could see there being issues with that. He felt it should be noted on the plat that it was the lot owner's responsibility.

There was some more discussion about a SWIPP plan and how to handle the situation long-term and not just during construction. It was agreed that it should be noted on the plat.

Mr. Ayres motioned for approval of **MAP 322/22: Matthews Meadows (Replat)** subject to staff recommendations and the addition of notation about the maintenance within the drainage easement.

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. Identify the 100 year flood elevation.

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.

MRP 135/22: MICHAEL SMITH; a 1-lot minor residential plat; 7.26 acres; Washington Township; S10-T15N-R1E; located at 6422 E. CR 100 S. – Avon (Moench Engineering)

Mr. Brian Moench, Moench Engineering, 4000 Clarks Creek Road, Plainfield was present with Mr. Michael Smith. He reviewed the location and stated that he believed that the staff comments had all been addressed.

Mrs. Harrington asked if they provided the outlet for the subsurface drain elevation.

Mr. Moench replied they had.

Mrs. Harrington asked if Mr. Robling had that revision and then reviewed the most recent plans.

Mr. Dombrosky noted that the first staff comment was still unaddressed. The numbers on the lot summary table were incorrect and did not add up.

It was noted that the elevations for the SSD were not on the plans.

Mr. Moench replied he would add the elevations. He thought they were on the plans.

Mr. Ayres asked about Mrs. Harrington's previous concerns about the contours and septic design. He asked if she could expand on her comment. It appeared that she was saying what was proposed as shown would likely not work, but that it was feasible to construct one on the lot.

Mrs. Harrington stated that was correct.

Mr. Ayres confirmed that they would not need to make this subject to a septic design, but the building permit will be.

Mrs. Harrington agreed and stated that that was standard.

Mr. Dombrosky asked if they knew the lot area.

Mr. Moench replied that it was 3.13 acres.

Mr. Dombrosky stated that correction should be made. He asked for any other comments.

Mr. Ayres motioned for approval of **MRP 135/22: Michael Smith** subject to staff recommendations, corrections to the lot summary table, receipt of a suitable septic system design prior to building permit being issued, and subsurface drain outlet elevations being shown on the plan sheet.

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. Lot Summary Table needs to add to correct total acreage. Lot 1 Size and Proposed Dedication ROW do not equal Total Acreage (Open Space).
2. What is Total Acreage (Open Space)? Open space is not identified.
3. Unusable area should be identified on the Lot Summary Table.
4. A septic system must be designed for this lot prior to building permit application to reflect the actual house location and size. Although the plans indicate satisfactory area for a primary and secondary septic field, the design presented will likely not meet the requirements of 410 IAC 6-8.3. The initial review of the submitted soil analysis indicates that the soils are rated severe and that septic systems are feasible on these lots.
5. Proposed subsurface drain outlet elevations are required on each lot prior to final approval.

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.

MAP 750/22: WAGONER RACEWAY RD. (SECONDARY); 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)

It was noted that the representative was not present.

Mr. Ayres was concerned that they are platting now with no planned use, and showing entrances onto Raceway Road. He was not sure that was a good idea. He asked if they should put

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restrictions on that now or wait until the development plan review. He wanted to make sure they were not tied to letting them construct it how it was shown on the plat.

Mr. Dombrosky stated that they were not tied to that. He had not thought about that before now.

Mrs. Harrington had concerns about where their utility connections were going, and they were missing some things.

There was more discussion about the number of entrances and how they wished to handle that.

Mr. Dombrosky motioned to continue **MAP 750/22: Wagoner Raceway Road (Secondary)** to the April 13, 2022 meeting.

Mr. Ayres seconded the motion.

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

It was noted that **DPR 503/22: Dollar General (Secondary)** and **DPR 504/22: JP Express (Secondary)** were continued.

EX 287/22: MIP 1150/21 – CALIBER COLLISION; an Exception to the Subdivision Control Ordinance to record prior to abandonment of the well and septic (Aaron Bertrand)

Mr. Aaron Bertrand was present. They were looking to record prior to the abandonment of the well and septic on the site. He stated that they were not able to close on the property until it was recorded. He was okay with holding the permits until they provided the logs. He noted they had a contractor on standby waiting to perform the work.

Mrs. Harrington stated she had no issue with holding building permits on the septic tanks, however she felt the wells did need to be abandoned first. It was too much of a risk for contamination to the ground water, and them possibly getting lost in the process. She would like the well logs submitted before recording of the plat.

Mr. Bertrand stated that they could not do any of that work until they close on the land. He could have that scheduled and lined up to complete immediately after closing.

There was further discussion about working with the owner to get access in order to do the work. It has never been an issue before with previous projects.

Mr. Ayres motioned for approval of **EX 287/22: MIP 1150/21** to record prior to abandonment of the septic tanks only.

Mrs. Harrington seconded the motion.

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

EX 286/22: MAP 722/21 – I-70 WEST/DISTRIBUTION DRIVE; an Exception to the Subdivision Control Ordinance to record prior to improvements being completed (Studio A of Indianapolis)

It was noted that the representative was not present.

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Mrs. Harrington motioned to continue **EX 286/22: MAP 722/21** to the April 13, 2022 meeting.

Mr. Ayres seconded the motion.

FOR – 5 –

AGAINST – 0 –

ABSTAINED – 0 –

There being no further items to be discussed, the meeting was adjourned at 9:42 a.m.

Tim Dombrosky, Chairman