

April 13, 2022

The Hendricks County Area Plan Commission Administrative and Plat Committee held a meeting on Wednesday, April 13, 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. Also present was Mr. Ryan Robling, Senior Planner; Mr. Roger Salsman, Engineering Inspector, and Mrs. Brandy Swinford, Recording Secretary.

Mr. Dombrosky called the meeting to order with the Pledge of Allegiance. There was a quorum with four (4) members present.

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

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

Mrs. Harrington seconded the motion.

FOR – 4 –                      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. (Stoepelwerth & Associates)

**WA 328/22: MIP 1149;** a Waiver to the Subdivision Control Ordinance, Section 6.12 Sidewalks, pathways and pedestrian ways (Stoepelwerth & Associates)

**WA 329/22: MIP 1149;** a Waiver to the Subdivision Control Ordinance, Section 2.11 Lot Depth (Stoepelwerth & Associates)

Mr. Dombrosky noted that there were two (2) associated waivers. Staff was recommending approval. He stated that the comments addressed the offsite drainage easement and septic. He asked if there were any questions regarding those.

Ms. Leigh Anne Ferrell, Stoepelwerth & Associates was present. They were under the impression that the secondary only was going to be above ground.

Mrs. Harrington stated that the soil borings that were in the front yard had a limiting layer at 24 inches and that is the reason for the above ground.

It was noted that they could do alternate borings and find new locations during the plot plan.

Mrs. Harrington reviewed the revised plans that Ms. Ferrell had with her.

Mr. Ayres asked about a driveway permit.

Ms. Ferrell stated it had been sent in.

Mrs. Harrington stated that she must have missed the sidewalk waiver, so the health departments verbiage was not included in the staff letter.

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

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Mr. Ayres motioned for approval of **WA 328/22 - Sidewalks**.

Mr. Gaston seconded the motion. Mrs. Harrington voted against.

FOR – 3 –                      AGAINST – 1 –                      ABSTAINED – 0 –

Mr. Ayres motioned for approval of **WA 329/22 – Lot Depth**.

Mrs. Harrington seconded the motion.

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

Mr. Ayres motioned for approval of **MIP 1149/21** subject to staff recommendations.

Mrs. Harrington seconded the motion.

FOR – 4 –                      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. 2.11 Lot Depth. The depth of any lot should not be more than three (3) times the width of the lot, as measured from the front lot line to the rear lot line. Lots with a depth greater than three (3) times the width may be allowed by the Plan Commission upon unusual circumstances such as extreme hardship, topography, or unusable remnants.
    - i. The petitioner has requested a waiver from this requirement due to the existing nonconformity of the parent parcel.
  - b. 6.12 Sidewalks, Pathways and Pedestrian Ways. Sidewalks are required in all subdivisions located in Brown Township.
    - i. The petitioner has requested a waiver from this requirement due to the property fronting a State Road and the lack of sidewalks on adjacent properties.
2. Offsite drainage easement must be recorded as a separate document.
3. Septic systems will be above grade systems.
4. SSFE must be on contour.
5. Applicant must have a driveway permit from INDOT.

**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.

**MIP 1154/22: LIZTON RECYCLING CENTER;** a 1-lot minor plat; 0.40 acres; Union Township; S28-T17N-R1W; located at the southwest corner of State Road 39 and W. County Road 900 N. (DLZ Indiana)

**WA 330/22: MIP 1154;** a Waiver to the Subdivision Control Ordinance, Section 6.12 Sidewalks, pathways and pedestrian ways (DLZ Indiana)

**WA 331/22: MIP 1154;** a Waiver to the Subdivision Control Ordinance, Section 9.06 Street Trees (DLZ Indiana)

Mr. Lenn Detwiler, Hendricks County Recycling District and Mr. Brian Maurovich, DLZ Indiana were present.

Mr. Dombrosky asked if there were any questions about the staff letter.

Mr. Maurovich discussed comments three (3) and four (4). There was discussion about the TAC comments and if those had been addressed. The revisions would need to be submitted after the meeting for final approval.

Mr. Dombrosky asked about the well.

Mr. Maurovich stated it had been done.

Mr. Dombrosky stated that the plat was requesting a variance for lot size so the motion would need to include a subject to BZA approval of that. He opened the public hearing. There being no one present to speak; he then closed the public hearing.

Mr. Ayres motioned for approval of **WA 330/22 – Sidewalks.**

Mr. Gaston seconded the motion. Mrs. Harrington voted against.

FOR – 3 –                      AGAINST – 1 –                      ABSTAINED – 0 –

Mr. Ayres motioned for approval of **WA 331/22 – Street Trees.**

Mrs. Harrington seconded the motion.

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

Mrs. Harrington motioned for approval of **MIP 1154/22** subject to staff recommendations.

Mr. Ayres seconded the motion.

FOR – 4 –                      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. Required variance:
  - a. 4.4 Lot Standards. Table 4.5 Non-Residential Lot Standards. HB – Highway Business minimum lot size 2.5 acre.
    - i. The parent parcel is .47 acres and will be .424 acres after the approval of MIP 1154. The creation of substandard lots requires a variance from the Board of Zoning Appeals. A condition of approval has been included requiring the approval of a variance.
2. 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.
    - i. The petitioner has requested a waiver from this requirement due to constraints of the lot size of the substandard property.
  - b. 9.06 Street trees. Shade trees shall be planted as a yard tree along any existing county road fronting the subdivision. Trees along existing county roads shall be planted between the right-of-way and 10 feet outside the right-of-way.
    - i. The petitioner has requested a waiver from this requirement due to constraints of the lot size of the substandard property.
3. Property boundary is incorrect. The boundary of the plat should not include dedicated ROW.
4. Existing well must be abandoned by a licensed well driller prior to recording.

**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. The approval is contingent upon approval of the variance from minimum lot area in the HB – Highway Business district by the Board of Zoning Appeals.

**DPR 500/22: LIZTON RECYCLING CENTER (SECONDARY)**; a development plan review for a new recycling facility; 0.40 acres; Union Township; S28-T17N-R1W; located at the southwest corner of State Road 39 and W. County Road 900 N. (DLZ Indiana)

Mr. Dombrosky noted that the modifications were approved by the plan commission. There were two (2) minor details that need to be corrected on the plan sets prior to construction drawings being approved.

Mr. Maurovich had a question about the erosion control plan since they had received drainage board approval.

Mr. Dombrosky replied that he believed that comment was because the erosion did not incorporate the offsite bore. It needed to incorporate all of the construction limits.

Mrs. Harrington motioned for approval of **DPR 500/22: Lizton Recycling Center (Secondary)** subject to staff recommendations

Mr. Ayres seconded the motion.

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

The staff recommendations are as follows.

**DRAINAGE CONDITIONS:**

Subject to approval by Hendricks County Drainage Board.

**STAFF RECOMMENDATIONS:**

1. Approved modifications:
  - a. 4.4 (Table 4.5) Non-Residential Lot Standards.
  - b. 7.5(F)(1) Perimeter Landscaping for Off-Street Parking Areas
  - c. 8.36 Non-Residential Design Standards
  - d. 7.5(J) Waste Containers/Recycling Containers/Services Structures Screening Requirements
2. Provide page number where details are found on all keys.
3. Provide erosion control plan for all onsite and off-site work.

**CONDITIONS OF APPROVAL:**

1. 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.
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 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.
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. 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.
5. 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.

**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)

Mr. Scott Bordenet, 5902 Alibeck Court, Indianapolis, was present.

Mr. Dombrosky noted that the modification had been approved by the plan commission. There were no further comments.

Mrs. Harrington motioned for approval of **MAP 750/22: Wagoner Raceway Rd. (Secondary)** subject to staff recommendations.

Mr. Gaston seconded the motion.

FOR – 4 –                      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. Approved modification:
  - a. 9.04 Thoroughfare Bufferyard. Lot 3 will require a 20' Type 1 Thoroughfare Buffer yard in accordance with 7.5 (Table 7.7) of the Zoning Ordinance.
2. Compliant Landscape Plan will be required to be submitted with Development Plan Review application. The following must be included:
  - a. Open space. 3% of the total acreage is required to be permanent open space in accordance with 2.15 of the Subdivision Control Ordinance.
  - b. Initial Lot Landscaping. One - 2 1/2" caliper shade tree, one - 1 1/2" ornamental tree and five - 24" shrubs per lot.
  - c. Street Trees. Minimum 2 1/2" caliper shade trees. Trees along existing county roads shall be planted between the right-of way and ten (10) feet outside the right-of-way. The cost of all shade trees and installation shall be borne by the owner. Spacing of shade trees shall be every forty feet (40') to sixty feet (60').
  - d. Lot 3 will require a 20' Type 1 Thoroughfare Buffer yard in accordance with 7.5 (Table 7.7) of the Zoning Ordinance.
3. Broken and clogged tiles should be repaired and cleaned up prior to development plan as noted on the plans
4. Clarify which utilities are being constructed and identify where those utilities will be located prior to inspection.

**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.

**MAP 751/22: JMF ACRES (SECONDARY);** a 3-lot major plat; 20.057 acres; Middle Township; S19- T16N-R1E; located 1/8 mile south on N. County Road 400 E. from intersection of E. County Road 400 N. on the west side of the road (Kruse Consulting)

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

There was more discussion between Mr. Ayres and Mr. Gaston about staff comments three through six and the roadside ditch and details that needed to be added.

Mr. Dombrosky noted that they had received some concern from the neighbor across the road about the existing conditions. He told them that they could not make the existing conditions worse.

It was noted and discussed that the grassy area should make the conditions better.

Mr. Ayres motioned for approval of **MAP 751/22: JMF Acres (Secondary)** subject to staff recommendations and review of roadside ditch and drainage by the county engineer and engineering inspector.

Mrs. Harrington seconded the motion.

FOR – 4 –                      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. Estate Subdivision Findings of Fact:
  - a. The proposal is eligible for Estate designation.
    - i. The proposal is eligible for the Estate designation.
      1. The property meets all the eligibility requirements for the Estate designation.

- ii. The proposal meets the purpose of the Estate designation. The purpose of the Estate subdivision is to: (1) discourage bland and characterless suburban residential design, (2) promote architectural variety and interest in residential neighborhoods, and (3) bolster quality of neighborhood life.
  1. All developments on the property will be required to meet the architectural and design standards of the Ordinance.
  2. SSFE for lot 3 will require an above ground septic system.
  3. Insufficient details are provided for the required roadside ditch. A typical cross section must be provided showing side slopes, bottom width, location relative to the edge of pavement, etc.
  4. Invert elevations must be shown for the subsurface drain under the roadside ditch as well as outlet details showing what it will connect to.
  5. A revised detail for the driveway pipes must be provided showing realistic placement including spacing that will accommodate the required end sections, invert elevations, and bedding details. The existing detail refers to an 18" pipe. Depth of cover over the pipes must meet manufacturer's recommendations.
  6. The applicant must provide an acceptable justification for the drive pipe sizing relative to the ditch capacity.

**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 738/22: DORSEY COMMERCE PARK (REPLAT);** a 2 -lot major plat replat; 5.99 acres; Center Township; S32-T16N-R1W; located at 1240 N. State Road 236 (Kruse Consulting)

Mr. Dale Kruse was present. He reviewed the staff comments.

Mr. Dombrosky noted that the waiver for the sidewalks was approved with the plat originally. He stated that there was some discrepancy about the street trees location and the project summary table needing revised.



Mr. Kruse replied that the acreage likely did not change.

It was noted that it was a left-over comment and it had been fixed.

Mrs. Harrington motioned for approval for **MAP 738/22: Dorsey Commerce Park** subject to staff recommendations.

Mr. Gaston seconded the motion.

FOR – 4 –                      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. Approved waiver:
  - a. 6.12 Sidewalks, Pathways and Pedestrian Ways.
2. Existing street trees seem to be located where new asphalt is proposed. Will need to be revised prior to recording.
3. Project Summary table seems to be incorrect.

**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 505/22: HAWKEYE STORAGE/SR 236 (SECONDARY)**; a development plan review for a new storage facility; 5.99 acres; Center Township; S32-T16N-R1W; located at 1240 N. State Road 236 (Kruse Consulting)

Mr. Dombrosky noted that the modifications were approved last night at plan commission. The photometric plan was received after the staff letters had gone out so that comment is incorrect.

Mr. Kruse stated he believed it was in compliance, but if they found it was not, he would get it fixed.

Mr. Ayres motioned for approval of **DPR 505/22: Hawkeye Storage/SR 236 (Secondary)** subject to staff recommendations.

Mr. Gaston seconded the motion.

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

The staff recommendations are as follows.

**DRAINAGE CONDITIONS:**

Subject to approval by Hendricks County Drainage Board.

**STAFF RECOMMENDATIONS:**

1. Modifications:
  - a. 7.2 Off-Street Parking and Loading. Table 7.3 Minimum Parking Space Requirement. 1 space for every 20 rental storage units; no less than 3 space. 359 rental storage units are being provided which will require 18 spaces.
    - i. The petitioner has requested a modification from this requirement to allow for the site to be developed with 0 parking spaces. The petitioner believes that a majority of visitors to the site will utilize the loading and unloading areas near their rental storage units while on site.
      1. Staff believes this modification meets the intent and spirit of the Ordinance as a large portion of the site is dedicated to loading and unloading areas. The use “storage, self-service” customarily requires vehicles on site to be parked adjacent to rental storage units, rather than in parking spaces.
  - b. 7.2(E) Paving and Drainage. All parking areas, regardless of size, shall be a hard, dust-free surface.
    - i. The petitioner has provided a site plan which proposes to utilize gravel in a majority of the site. The proposed development will provide a hard, dust-free, paved surface from the entrance into the site interior.
      1. Staff believes that this modification meets the intent and spirit of the Ordinance as vehicles entering and exiting the site will be required to drive on the hard, dust-free, paved surface which will reduce tracking and other nuisances commonly found in gravel parking areas. Staff also believes that “storage, self-service” uses traditionally generate few daily vehicle trips than other uses which will further reduce nuisances.
  - c. 8.3(E)(G) Pedestrian Facilities. A connection shall be established from abutting streets with sidewalks to the entrance of primary structures through the use of sidewalks and special demarcation.



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.

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. 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.
5. 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.

**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)

Mr. Max Mouser, Studio A of Indianapolis was present. They wish to record the plat prior to having all of Distribution Drive approved. They have had some curb issues with soft spots and cracking in the asphalt. He stated that Mr. Salsman had sent out a final resolution. He stated that they would do whatever it takes to get it done.

Mr. Salsman noted that he had not gotten a response back from that.

There was discussion about them pouring the curb and paving at the same time and possibility of them having a truck sitting there too long and if that caused the problem.

Mr. Ayres asked if it was more than one area.

Mr. Salsman replied he would have to refer to his letter, but he wanted to say it was something like 200 feet.

Mr. Ayres noted that these repairs would have to be fixed before they could do surface. He asked what the schedule was in getting the curb fixed.

Mr. Mouser thought that the curb was in now.

Mr. Salsman stated that he had a discussion yesterday that they wanted to leave a section on a radius in there because it was vertical batter.

There was more discussion about the scheduling. There was discussion about whether there was a performance bond for Distribution Drive or only Building 5.

Mr. Ayres wanted to make sure the county was protected when it becomes a public road.

Mr. Mouser stated that a performance bond is not an issue. The only reason they are doing this is so they can have a recorded plat for the tenant.

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Mr. Dombrosky noted that the performance bond is more security than a maintenance bond.

Mr. Salsman stated that he wanted it noted that on the existing section of Distribution Drive that was completed with Buildings 2 and 3 that was never proof rolled to county standards.

Mr. Dombrosky asked if it was a private drive at that time.

Mr. Salsman stated at the time it was.

Mr. Ayres asked if it was starting to show signs of distress.

Mr. Salsman replied it was. Right now, it was hairline cracking in various places.

Mr. Ayres asked if they would have the option to have those repaired before they accepted it.

Mr. Salsman stated they should be able to dictate those areas be fixed beforehand before they accept it. He is talking about spot repairs.

Mr. Mouser stated he believed they were responsible for maintenance up until the county takes it over.

There was more discussion about what the maintenance bond would cover and what would need to be completed before the 3-year bond was up.

Mr. Dombrosky asked if the exception today includes the sidewalks for the length of Distribution Drive.

Mr. Salsman stated it was primarily for the part of the new construction since those were not in yet.

There was more discussion about the sidewalks and what needed to be included with the exception and the timeline for those things.

Mr. Ayres motioned for approval of **EX 286/22: MAP 722**.

Mrs. Harrington seconded the motion.

FOR – 4 –

AGAINST – 0 –

ABSTAINED – 0 –

There being no further items to be discussed, the meeting was adjourned at 9:55 a.m.

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Tim Dombrosky, Chairman