

May 10, 2022

A meeting of the Hendricks County Area Plan Commission was held on Tuesday, May 10, 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. Brad Whicker; Mr. Damon Palmer; Mr. Bob Gentry; Mr. Ron Kneeland; Mrs. Margaret Gladden; Mr. Walt O'Riley. Staff members present were Mr. Ryan Robling, Senior Planner; Mr. John Ayres, County Engineer; Mr. Greg Steuerwald, County Attorney; and Mrs. Brandy Swinford, Recording Secretary.

The meeting was opened with the Pledge of Allegiance. There was a quorum with six (6) members present.

Mr. Whicker stated that the first order of business was to approve the minutes from the April 12, 2022 meeting.

Mr. Gentry motioned for approval of the minutes from the April 12, 2022 meeting.

Mr. Kneeland seconded the motion.

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

It was noted at this time Mr. O'Riley joined the meeting.

**DPR 502/22: FERGUSON LUMBER (PRIMARY);** a development plan review for a proposed hardware store; 1.97 acres; Clay Township; S32-T15N-R2W; located at 7806 Hadley Street – Coatesville at the northwest intersection of State Road 75 and Hadley St. (Myers Engineering)

Mr. Robling noted that staff was recommending a continuance for this project.

Mr. Joe Collins, President of Ferguson Lumber was present. He reviewed a few slides showing the location, style and plans for the building, elevations, signage. They were working with the drainage board to have the drainage go into Teal Lake behind them. He showed a letter from the Town of Coatesville in support of the project. There was discussion about using duraberm versus hard surface for the parking lot to help with the drainage problem. He explained that they were having issues with the runoff going to Hadley Street or SR 75 instead of Teal Lake because of the steep rise in elevation. He discussed the setbacks and buffer and stated that they would like those setbacks to be removed.

Mr. Whicker asked if there were any other questions or concerns from plan commission members.

Mr. Palmer asked that he bring pictures of other projects that used the duraberm. He felt that would be helpful to see it since he was not familiar with the product.

Mr. Collins agreed to that.

Mr. Gentry motioned to continue **DPR 502/22: Ferguson Lumber (Primary)** to the June 14, 2022 meeting.

Mr. Palmer seconded the motion.

FOR – 6 –                      AGAINST – 0 –                      ABSTAINED – 0 –

**DPR 503/22: DOLLAR GENERAL (PRIMARY);** a development plan review for a new store; 3.04 acres; Marion Township; S08-T15N-R2W; located approximately 0.22 miles south of the intersection of US 36 and State Road 75 (Hamilton Designs)

Mr. Robling presents. He reviewed the location, current and surrounding zoning, comprehensive plan, and site plans. He listed the variances they have received from the board of zoning appeals. He stated that staff was recommending approval.

Mr. Mike Thompson, Hamilton Designs was present. He noted that the developer was in the audience as well. They have received the appropriate variances and he was there to answer any questions they may have.

Mr. Whicker asked for any comments or questions from plan commission members. He then opened the public hearing. There being no one signed up to speak, he then closed the public hearing.

Mr. Gentry motioned for approval of **DPR 503/22: Dollar General (Primary)**.

Mr. Palmer seconded the motion.

FOR – 6 –                      AGAINST – 0 –                      ABSTAINED – 0 –

**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. Brian Moench, Moench Engineering was present. He stated that they were requesting a continuance. Previously they were waiting for INDOT approval as well as Hendricks Regional Sewer Board to be accepted into their conservancy. He stated that they now have INDOT approval, but do not have the conservancy on board yet. They have all the documents they need, but their review engineer has not had the time to look at it. He stated they do have acceptance from the Town of Monrovia to tie into their wastewater treatment plant. In meeting with staff, he understood there was a concern from the plan commission about additional landscaping along the north property line. He stated his client is happy to do some additional planting to help buffer between the site and the cemetery.

Mr. Whicker asked if there were any comments from staff.

Mr. Robling stated there were none, just that they had recommended a continuance.

Mr. Gentry motioned to continue **DPR 504/22: JP Express (Primary)** to the June 14, 2022 meeting.

Mr. Kneeland seconded the motion.

FOR – 6 –                      AGAINST – 0 –                      ABSTAINED – 0 –

Mr. Dombrosky was present via phone. He wanted to discuss some of the items that he had sent memos about last month. There was further discussion about the accessory dwelling ordinance. It was noted that it is a special exception with the BZA within residential districts. They are having no remonstrators and have passed almost twenty (20) accessory building units. He felt that it was taking up a lot of time from the BZA. He would like to add that as a permitted use in AGR district at least as a common use.

The next topic was home based businesses and special exceptions under specific circumstances. Mr. Dombrosky explained the ordinance and how it reads now. There was discussion about the uses amongst the members and how to handle them.

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Mr. Whicker asked that Mr. Dombrosky work on some verbiage for the next months meeting for them to review.

Mr. Dombrosky stated that they needed to update their floodplain ordinance again to model the state changes. He noted that it would be advertised next month as well as a proposal for updating the fee ordinance to bring it current to communities around us.

There was further discussion about the Fox Creek development, the development that was going to be on the old Clermont golf course and the concrete plant on State Road 39.

There being no further business, the meeting was adjourned at 7:12 p.m.

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Tim Dombrosky, Secretary