

June 15, 2022

The Hendricks County Area Plan Commission Administrative and Plat Committee held a meeting on Wednesday, June 15, 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. Dave Gaston, County Surveyor and Mr. Ron Kneeland, Plan Commission Representative. 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 four (4) members present.

Mr. Dombrosky stated the first order of business was the approval of the minutes from the May 11, 2022 meeting.

Mrs. Harrington motioned for approval of the minutes from the May 11, 2022 meeting.

Mr. Kneeland seconded the motion.

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

It was noted at this time that Mr. Gaston arrived.

MIP 1153/22: DOLLAR GENERAL; a 1-lot minor plat; 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. Mike Thompson, Hamilton Designs was present. He stated they had worked with Mrs. Harrington to resolve the issues she had.

Mrs. Harrington replied that the revision she had this morning still showed the line from the tank to the d-box going through the secondary field. At this point in time, she is not looking at that much detail, but moving it over now would be in their best interest.

Mr. Thompson stated he understood and would make the change. He stated the only other thing that was discussed was the pipe they were using from the well. There was further discussion about C900 or SDR26 pipe and whether they could use the same for all the storm sewers.

Mr. Ayres noted his concern was in the ROW. He did not want plastic in the ROW, but if it was in the parking lot, he was okay with it. He stated the key was installing it properly.

Mr. Ayres asked if they had received the INDOT permit for entrance.

Mr. Thompson stated that they had added a note on the plans about the guardrails and sent it back. He expected approval anytime. They had already had hydraulics approval, traffic approval, and that was the only thing they were waiting on. It was approved but he did not have the permit yet. The bond was going in today.

Mr. Ayres noted his concern. He stated he would be okay with approving with a subject to receiving that INDOT permit.

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

Mr. Kneeland motioned for approval of **MIP 1153/22** subject to staff recommendations and receipt of the final INDOT approval.

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Mr. Ayres seconded the motion.

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

DPR 503/22: DOLLAR GENERAL (SECONDARY); 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. Ayres motioned for approval for **DPR 503/22** subject to staff recommendations.

Mr. Kneeland 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. SSFE must be on contour.
2. All soil borings must be shown on the development plan and labelled to match the soil report.
3. Must have a Well Site Survey completed by IDEM

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.

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MIP 1156/22: CHRIS PURDY LIVING TRUST; a 3-lot minor plat; 7.0 acres; Brown Township; S19-T17N-R2E; located on the southwest quadrant of County Road 950 N. and Wilson Road (Benchmark Consulting)

WA 334/22 – MIP 1156; a Waiver to the Subdivision Control Ordinance, Section 6.12.2b – Sidewalks (Benchmark Consulting)

Mr. Nathan White, Benchmark Consulting was present. He stated that he had no issues with the staff comments and has made the changes. They had been waiting on the contractor to dig up the tile for 3 weeks. He asked if they wanted to continue to wait and see where the tile is located.

Mrs. Harrington replied that they needed to know where it was as it could change a lot of the septic design.

Mr. Ayres motioned to continue **MIP 1156/22** to the July 13, 2022 meeting.

Mrs. Harrington seconded the motion.

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

Mr. Gaston motioned to continue **WA 334/22** to the July 13, 2022 meeting.

Mr. Kneeland seconded the motion.

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

Mr. Gaston noted that the following two (2) petitions were continued at the drainage board.

MIP 1157/22: M & KW INVESTMENTS; a 2-lot minor plat; 15.5 acres; Clay Township; S6-T14N-R2W; located due west on Water Street in Coatesville from the intersection of Milton St. and Water St. (Moench Engineering)

WA 332/22 – MIP 1157; a Waiver to the Subdivision Control Ordinance, Section 6.12.1b – Sidewalks (Moench Engineering)

WA 336/22 – MIP 1157; a Waiver to the Subdivision Control Ordinance, Section 2.11 – 3:1 Lot Ratio Size (Moench Engineering)

Mr. Ayres motioned to continue **MIP 1157/22, WA 332/22 and WA 336/22** to the July 13, 2022 meeting.

Mrs. Harrington seconded the motion.

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

MIP 1158/22: CLINTON RUTLEDGE; a 2-lot minor plat; 13.0 acres; Clay Township; S6-T14N-R2W; located on Masten Road just northwest of the intersection of Masten Road and S. State Road 75 in Coatesville (Moench Engineering)

WA 333/22 – MIP 1158; a Waiver to the Subdivision Control Ordinance, Section 6.12.1b – Sidewalks (Moench Engineering)

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Mr. Ayres motioned to continue **MIP 1158/22 and WA 333/22** to the July 13, 2022 meeting.

Mrs. Harrington seconded the motion.

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

MIP 1159/22: KEVIN & SUSAN HILL; a 3-lot minor plat; 20.0 acres; Center Township; S34-T16N-R1W; located on the west side of N. County Road 50 E., approx. 0.5 miles northeast of the intersection with Knightsbridge Rd. (Kruse Consulting)

Mr. Dale Kruse, Kruse Consulting was present. He stated that there were two (2) homes on the property. This platting would create separate lots for each. He reviewed the staff comments.

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

Mrs. Harrington motioned for approval of **MIP 1159/22** subject to staff recommendations.

Mr. Kneeland 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. A septic system must be installed on lot 3 and approved by the Health Department prior to recording.
2. Any obstruction or growth within 10' of the edge of pavement must be removed.

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.
- 6. Sidewalks must be installed when sidewalks become contiguous or adjacent on surrounding properties.
- 7. All new single-family and two-family dwellings in minor subdivisions shall include the minimum design standards identified in 8.1 Residential Design Standards of the Hendricks County Zoning Ordinance.

MIP 1160/22: SETH & BROOKE FAIR/ANTHONY MITSON; a 3-lot minor plat; 10.32 acres; Brown Township; S30-T17N-R2E; located on the northwest corner of the intersection of Maloney Road and N. County Road 1050 E. – Brownsburg (Kruse Consulting)

WA 335/22 – MIP 1160; a Waiver to the Subdivision Control Ordinance, Section 6.12.1b – Sidewalks (Kruse Consulting)

Mr. Dale Kruse, Kruse Consulting was present with Mr. Tom Bloom, Reel Creek Homeowners Association. They had worked with Mr. Bloom to have an outlet for the drainage into their detention pond. He noted that he had a signed letter from Mr. Bloom, and he would get that to staff. He reviewed the staff comments and noted that the changes had been made.

Mr. Dombrosky asked about clarification on the letter reading “in lieu of granting drainage access to the pond”. He asked if they meant in addition to, not in place of.

Mr. Bloom agreed it was in addition to.

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

Mr. Ayres motioned for approval of **MIP 1160/22** subject to staff recommendations.

Mrs. Harrington seconded the motion.

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

Mr. Ayres motioned for approval of **WA 335/22**.

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

FOR – 4 – AGAINST – 1 – 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. Waiver:
 - 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 until sidewalks are developed on adjacent properties.
 - ii. The Health Department is not in favor of any sidewalk waivers due to high rates of obesity, in children and adults, as well as the chronic disease that result from limited exercise opportunities. Studies show that people with access to sidewalks get more exercise. Reduction of short car trips when engines emit the most pollution because they are not yet warmed up will also improve air quality.
2. The note and detail regarding drainage structures on Lot 1 submitted on 5/26/22 is acceptable.
3. There is a demonstrated history of flooding on the site. There must be a note on the Plat absolving the County of any responsibility for flooding issues within the lots or with any buildings constructed due to the grading or grades of the lots.
4. Lengths and invert elevations of the driveway pipes must be shown.
5. The discharge into the Reel Creek retention pond must not exceed the capacity of the pond and proper permission from the party responsible for that pond must be received.
6. Site grading must be performed such that no site drainage goes onto the road.
7. SSFE for lot 1 will require an above grade system.

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.
6. Sidewalks must be installed when sidewalks become contiguous or adjacent on surrounding properties.

7. All new single-family and two-family dwellings in minor subdivisions shall include the minimum design standards identified in 8.1 Residential Design Standards of the Hendricks County Zoning Ordinance.

MRP 140/22: CODY KLINE; a 1-lot minor residential plat; 2.8 acres; Clay Township; S22-T15N-R2W; located approximately ¼ mile south of the intersection of S. County Road 550 W. and W. County Road 200 S. (Kruse Consulting)

Mr. Dale Kruse, Kruse Consulting was present. He stated the Kline family were moving out of state and wished to sell the existing home and keep the surrounding acreage. He reviewed the staff comments.

Mrs. Harrington motioned for approval of **MRP 140/22** subject to staff recommendations.

Mr. Kneeland 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. Parent Parcel Remainder will be unbuildable until rectified through future platting, or other compliant action.
2. Drainage easement needs to be on separate recorded document.
3. There is a drive pipe under the existing drive, it needs to be shown and located on the plans.
4. Site grading must be such that the existing ditch is maintained and no water from the site flows onto the road.

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.
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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.
6. Sidewalks must be installed when sidewalks become contiguous or adjacent on surrounding properties.
7. All new single-family and two-family dwellings in minor subdivisions shall include the minimum design standards identified in 8.1 Residential Design Standards of the Hendricks County Zoning Ordinance.

MRP 141/22: BARRY HAWTHORNE; a 1-lot minor residential plat; 1.76 acres; Union Township; S22-T17N-R1W; located on the south side of E. County Road 975 N., approx. 0.2 miles west of the intersection with N. County Road 75 E. (Kruse Consulting)

Mr. Dale Kruse, Kruse Consulting was present. He stated that this needed to be done in order to create a legal parcel for Mr. Hawthorne to build a home. He reviewed the staff comments.

Mrs. Harrington motioned for approval of **MRP 141/22** subject to staff recommendations.

Mr. Kneeland 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. Provide spot elevations to demonstrate the primary and secondary septic fields are on contour.

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.
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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.
6. Sidewalks must be installed when sidewalks become contiguous or adjacent on surrounding properties.
7. All new single-family and two-family dwellings in minor subdivisions shall include the minimum design standards identified in 8.1 Residential Design Standards of the Hendricks County Zoning Ordinance.

DPR 504/22: JP EXPRESS (SECONDARY); 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)

It was noted that there was no engineer present.

Mr. Dombrosky stated that the primary approval received last night contingent on receipt of the IDEM approval letter by this morning for review and they did not provide that documentation.

There was further discussion about the project.

Mr. Ayres motioned for denial of **DPR 504/22**.

Mr. Kneeland 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