

September 14, 2022

The Hendricks County Area Plan Commission Administrative and Plat Committee held a meeting on Wednesday, September 14, 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. Also present was 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 asked for a motion on approval of the minutes for July 13, 2022 meeting.

Mrs. Harrington motioned for approval of the minutes for July 13, 2022.

Mr. Gaston seconded the motion.

FOR – 4 –                      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)

**WA 340/22 – MIP 1158;** a Waiver to the Subdivision Control Ordinance, Section 2.11.1c – Lot Depth (Moench Engineering)

Mr. Gaston noted that this petition was continued at the drainage board. He had spoken to the surveyor and felt that they were almost there and was confident that the plat would meet standards. He did not know about how the others felt.

Mrs. Harrington stated she was not confident yet.

Mr. Brian Moench, Moench Engineering was present. He reviewed and updated staff as to what has been completed. Additional soil borings have been done and sent to the health department. They have cleared the roadside ditch.

Mr. Ayres asked if that was shown on the plans with the profiles, elevations, drive pipes.

Mr. Moench noted that the elevations were not shown on the plans but stated he could add those things.

Mrs. Harrington noted that they needed to still address the subsurface drain and that she still needed revised plans showing where the new soil borings are located.

Mr. Dombrosky noted that they had exceeded the standard number of continuances, so he asked how everyone felt granting another.

Mr. Ayres stated that it seemed like easy fixes, so he was okay with one more continuance but would not be in favor again.

Mr. Ayres motioned to continue **MIP 1158/22: Clinton Rutledge, WA 333/22 and WA 340/22** to the October 12, 2022 meeting.

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Mrs. Harrington seconded the motion.

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

**DPR 508/22: HAWKEYE STORAGE – US 36 (SECONDARY)**; a development plan review for an addition to self-storage facility; 32.18 acres; Marion Township; S5-T15N-R2W; located on the north side of US Hwy 36, approx. 0.40 miles west of intersection with SR 75 (Kruse Consulting

Mr. Gaston noted this had been continued at drainage board.

Mr. Dombrosky stated it received primary approval from plan commission. He felt there were just a few details that needed to be fixed.

Mr. Dale Kruse noted that they were down to one comment about the size of square footage of the existing pond.

Mr. Dombrosky asked if there was going to be lighting.

Mr. Kruse stated that he asked the petitioner, and he has not gotten back to him yet.

Mr. Gaston motioned to continue **DPR 508/22: Hawkeye Storage – US 36** to the October 12, 2022 meeting.

Mr. Ayres seconded the motion.

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

**DPR 509/22: GREENSGROOMER (SECONDARY)**; a development plan review for a commercial building; 2.0 acres; Lincoln Township; S20-T16N-R2E; located on the west side of Raceway Road and 970 ft. north of Crawfordsville Road (Scott Bordenet)

Mr. Gaston stated this had also been continued at drainage board.

Mr. Dombrosky noted it had received primary approval at plan commission. He stated that they needed driveway and culvert details on the site plan. He asked if there were going to be mechanical units.

Mr. Scott Bordenet was present. He replied that there were, and the units would be screened by the parapet wall.

Mr. Dombrosky asked if he could provide detail and general location of them on the utility site plan. He then asked about the sewer allocation letter.

Mr. Bordenet presented some documentation for review. There was further discussion about those documents.

Mr. Bordenet asked about the updated architecture that was discussed at plan commission. He stated that the client was looking into adding 4 to 6 windows on the east side and moving the door around the corner to the north side. They were committed to that and asked if that was sufficient.

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Mr. Dombrosky stated that he felt that would meet the intent of what was discussed. He noted that they did want the entire site to be paved.

Mr. Bordenet stated that he felt the client understood that.

Mr. Ayres motioned to continue **DPR 509/22: Greensgroomer** to the October 12, 2022 meeting.

Mr. Gaston seconded the motion.

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

**DPR 510/22: FERGUSON LUMBER (SECONDARY)**; a development plan review for a hardware store; 2.78 acres; Clay Township; S32-T15N-R2W; located at the intersection of State Road 75 and Hadley St. – Coatesville (Myers Engineering)

Mr. Gaston stated that this petition was not on the drainage board agenda. He was not sure if they had applied.

Mr. Dombrosky stated that they had not applied yet.

Mr. Ayres motioned to continue **DPR 510/22: Ferguson Lumber** to the October 12, 2022 meeting.

Mrs. Harrington seconded the motion.

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

**DPR 511/22: SMYRNA READY MIX CONCRETE (SECONDARY)**; a development plan review for a concrete batch plant; 10.66 acres; Liberty Township; S36-T14N-R1W; located at I-70 and State Road 39 (Banning Engineering)

Mr. Dombrosky stated that this received primary and secondary approval at plan commission.

There was further discussion about the clean-up of the site, allocation letter, details about the water connection, water pits and storage bins.

Mr. Clinton Rutledge was present and asked to speak. He asked about drainage board approval and why it was continued.

Mr. Gaston explained that it was a procedural thing more than anything. There were no drainage issues as to why it was continued.

There was further discussion about what was still needed.

There being no further items to be discussed, the meeting was adjourned at 9:26 a.m.

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Tim Dombrosky, Chairman