

November 9, 2022

The Hendricks County Area Plan Commission Administrative and Plat Committee held a meeting on Wednesday, November 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. Bart Harvey, Bridge and Road Project Manager. Ginger Harrington, Environmental Health Team Lead; Mr. David Gaston, County Surveyor and Mr. Ron Kneeland, Plan Commission Representative. 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 five (5) members present.

There was a question whether there was a quorum for approval of the minutes. Mr. Dombrosky noted that if Mr. Ayres had a comment on the minutes, he would have let Mr. Harvey know.

Mr. Dombrosky motioned for approval of the minutes for the October 12, 2022 meeting.

Mrs. Harrington seconded the motion.

It was noted that Mr. Gaston had stepped out of the room.

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

MIP 1163/22: JOHN MALONEY; a 2-lot minor plat; 4.97 acres; Brown Township; S23-T17N-R1E; located on the west side of N. CR 800 E., approx. 0.4 miles north of intersection with Maloney Rd. (Kruse Consulting)

WA 341/22 – MIP 1163; a Waiver to the Subdivision Control Ordinance, Section 6.12.1b – Sidewalks (Kruse Consulting)

WA 342/22 – MIP 1163; a Waiver to the Subdivision Control Ordinance, Section 2.11.1c – Lot Depth (Kruse Consulting)

Mr. Dale Kruse, Kruse Consulting was present. He stated that this had previously been continued due to the question of the status of a legal drain. They had moved their drainage line to where the fluvial erosion line is. It had received drainage board approval. He reviewed the staff comments and the waivers they were requesting. They were proposing a 15-inch culvert on the southern lot.

There was further discussion about the easements.

Mr. Dombrosky noted that the waivers would need separate motions.

Mr. Gaston asked how far of the 3:1 ratio was and whether it was off the property line or the easement line.

Mr. Dombrosky stated it was from to the property line.

Mr. Kruse showed it on the plans and explained further.

Mr. Gaston motioned for approval of **WA 341/22**.

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

FOR – 4 – AGAINST – 1 – ABSTAINED – 0 –

Mr. Gaston motioned for approval of **WA 342/22**.

Mrs. Harrington seconded the motion.

FOR – 5 –

AGAINST – 0 –

ABSTAINED – 0 –

Mrs. Harrington motioned for approval of **MIP 1163/22: John Maloney** 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. Waiver 6.12(1)(b) 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.
 - a. 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. Waiver 2.11(1)(c) 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 remnant.
 - a. Lot 2 exceeds the ratio. The remnant if left off would be unusable as it is in a regulated drainage easement. Staff supports the waiver.
3. Grading must be shown in such a manner as to ensure site drainage doesn't flow onto the road.
4. Confirm if the 15" drive pipe shown for Lot 2 will have adequate cover. If not, there may need to be some ditch grading.
5. Revise the locations and identifications of all easements.

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 144/22: RICHARD & KELLY GAMBLE; a 1-lot minor residential plat; 4.0 acres; Center Township; S23-T15B-R1W; located on the north side of Cartersburg Road, approx. 0.8 miles south of intersection with E. CR 200 S. (Kruse Consulting)

WA 343/22: MRP 144; a Waiver to the Subdivision Control Ordinance, Section 2.11.1c – Lot Depth (Kruse Consulting)

Mr. Dale Kruse, Kruse Consulting was present. He noted that it had received drainage board approval. He reviewed the location of the site and reviewed the development plan and explained why they were requesting the waiver. The front of the lot wooded and has large ravines. They are building on the back part of the lot. They are going to share a drive with the other lot.

Mr. Gaston stated he believed the waiver was justified.

Mr. Gaston motioned for approval of **WA 343/22**.

Mr. Kneeland seconded the motion.

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

Mrs. Harrington motioned for approval of **MRP 144/22** subject to staff recommendations.

Mr. Kneeland seconded the motion.

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

MIP 115 – KEELER; an extension of time to record the replat (Kruse Consulting)

Mr. Dale Kruse was present. He reviewed the location. He explained the hang up has been the duplex is getting connected to city sewer. The IDEM permit is in process. He noted they should not need another extension. This is the last thing they have to do in order to record the plat.

Mr. Dombrosky stated that this was the second extension. The ordinance allows for a year standard and an additional year if it was warranted.

It was the consensus that everyone was comfortable with granting the extension.

Mr. Gaston motioned for approval of the extension of **MIP 115 – Keeler**.

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Mr. Kneeland seconded the motion.

FOR – 5 –

AGAINST – 0 –

ABSTAINED – 0 –

MAP 296/22: TIMBER RIDGE (REPLAT – LOTS 2&3); a 2-lot major replat; 16.81 acres; Lincoln Township; S10-T16N-R1E; located at 5099 Timber Ridge Trace and the parcel to the northeast (Kimley-Horn & Associates)

Mr. Bryan Sheward, Kimley-Horn and Associates was present. Also present was the property owner, Mr. Sam Fugate. He stated they had received drainage board approval. He believed that they were down to the nuances of the septic. He reviewed the updated plans and staff comments. He noted that Mr. Fugate had been working with Cross Country and had picked up some additional survey shots in the areas of the primary and secondary.

Mrs. Harrington stated that she could not get the electronic version to pull up to review this morning.

Mr. Sheward showed where they were located on the slide.

Mrs. Harrington stated that she needed spot elevations for the four (4) corners on the plans. She would like to review hard copies and recommended a continuance.

There was further discussion about the remaining staff comments.

Mr. Dombrosky asked if it was possible to get an approval contingent on getting an appropriate septic design back to Mrs. Harrington, so they do not have to wait another month since this was the last item.

Mrs. Harrington stated she was not comfortable with that. She wants to make sure they have two (2) locations before she approves.

Mrs. Harrington motioned for continuance of **MAP 296/22: Timber Ridge** to the December 14, 2022 meeting.

Mr. Kneeland seconded the motion.

FOR – 5 –

AGAINST – 0 –

ABSTAINED – 0 –

There being no further items to be discussed, the meeting was adjourned at 9:28 a.m.

Tim Dombrosky, Chairman