

****NOTE –NO PLAN COMMISSION MEETINGS HELD FOR OCTOBER & NOVEMBER 2022****

A meeting of the Hendricks County Area Plan Commission was held on Tuesday, December 13, 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. Walt O’Riley; Mr. Ron Kneeland; Mr. Tom Whitaker and Mrs. Margaret Gladden. Staff members present were Mr. Tim Dombrosky, Secretary and Director of Planning; Mr. Brian Hurskainen, Senior Planner; Mr. Graham Youngs, County Attorney Representative; and Mrs. Brandy Swinford, Recording Secretary.

The meeting was opened with the Pledge of Allegiance. There was a quorum with seven (7) members present.

Mr. Whicker stated that the first order of business was to approve the backlog of minutes from the previous meetings in July, August and September.

Mr. Gentry motioned for approval of the minutes for the July 12th, August 8th, August 9th and September 13th, 2022 meetings.

Mr. O’Riley seconded the motion.

FOR – 7 – AGAINST – 0 – ABSTAINED – 0 –

ZA 501/22: GCMF HOLDINGS LLC; a zoning amendment change from AGR to GB; 4.2 acres; Marion Township; S5-T15N-R2W; located approx. one quarter mile west of SR 75 along the north side of US Hwy 36 (Comer Law)

Mr. Andy Kult, Comer Law, was present. He was representing Dr. Gary Maloney who owns the New Winchester Animal Clinic. He stated that they were seeking to rezone the parcel next door to the facility to extend the building to the west. They would be adding a restroom, breakroom and three (3) exam rooms. The surrounding parcels are already zoned GB – General Business.

Mr. Dombrosky noted that staff had given a favorable recommendation. He felt that it was unifying zoning and was a smart move.

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

Mr. Gentry motioned for a favorable recommendation for **ZA 501/22: GCMF Holdings, LLC**.

Mr. Palmer seconded the motion.

FOR – 7 – AGAINST – 0 – ABSTAINED – 0 –

ZA 502/22: TERRY & SHIRLEY LEE; a zoning amendment change from LI to AGR; 10.5 acres; Union Township; S20-T17N-R1W; located approx. one third mile north of US Hwy 136 along the east side of CR 200 W. (Comer Law)

Mr. Andy Kult, Comer Law, was present. He reviewed the location of the parcel. LI-Light Industrial was the original zoning for the area since 1962. He noted that there was a residence on the property. They are wanting to plat the parcel and separate the existing residential parcel and build on one of the other two.

December 13, 2022

Mr. Dombrosky stated that it was an oddity that the zoning in that area was zoned as light industrial instead of agricultural. He noted that staff had given a favorable recommendation.

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

Mr. Gentry motioned for a favorable recommendation for **ZA 502/22: Terry & Shirley Lee**.

Mr. O'Riley seconded the motion.

FOR – 7 – AGAINST – 0 – ABSTAINED – 0 –

Mr. Whicker stated that the next order of business was to approve the 2023 meeting schedule.

Mr. Gentry motioned for approval of 2023 meeting schedule.

Mr. Palmer seconded the motion.

FOR – 7 – AGAINST – 0 – ABSTAINED – 0 –

Mr. Whicker noted that the next item on the agenda was the election of president and vice president of the plan commission.

Mr. Gentry motioned for Mr. Whicker to serve as president and Mr. Palmer as vice president.

Mr. Whicker stated that he is willing to serve but it would be contingent upon the county council approving him as the appointment to the plan commission.

Mr. O'Riley seconded the motion.

FOR – 7 – AGAINST – 0 – ABSTAINED – 0 –

Mr. Dombrosky stated that he would like to look at updating the comprehensive plan next year. He would need at least three (3) members to commit to working with him more closely. There was discussion about the time commitment involved. Mr. Whicker, Mr. Palmer, Mr. O'Riley and Mr. Kneeland volunteered. It was noted that the last update was done in 2006 with the transportation plan being updated in 2019. They would not update that portion, just the land use map and the goals and objectives. He stated that he would also consult the commissioners as he wanted their input as well. There was further discussion about the comprehensive plan.

Mr. Dombrosky introduced Mr. Hurskainen to the members. He noted that one thing he had been working on was looking at the development standards and the building setbacks. He stated that they regulations were not doing what they were intended to do. He wanted to get input from the members on if they agreed to looking into the ordinances and possibly making some changes.

Mr. Hurskainen presented and reviewed the setbacks for surrounding towns in comparison to that of the county.

There was further discussion amongst the members and staff.

December 13, 2022

There being no further business, the meeting was adjourned at 7:07 p.m.

Tim Dombrosky, Secretary