

February 15, 2023

The Hendricks County Area Plan Commission Administrative and Plat Committee held a meeting on Wednesday, February 15, 2023 at 9:00 a.m. in the Hendricks County Government Center, Meeting Rooms 4&5, 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. David Gaston, County Surveyor; and Mr. Ron Kneeland, Plan Commission Representative. Also present was Mr. Brian Hurskainen, 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 five (5) members present.

Mr. Dombrosky asked for a motion of the January 11, 2023 meeting minutes.

Mrs. Harrington motioned for approval of the minutes for the January 11, 2023 meeting.

Mr. Ayres seconded the motion.

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

DPR 513/22: IRIVING MATERIALS (SECONDARY); a development plan review for a concrete batch plant; 33.59 acres; Liberty Township; S34-T14N-R1W; located on the north side of E. Hendricks County Rd., approx. 1.25 miles west of the intersection with State Road 39 (Crossroads Engineers)

Mr. Dombrosky stated that they had requested a continuance due to septic design and drainage board approval.

Mr. Ayres motioned to continue **DPR 513/22: Irving Materials (Secondary)** to the March 15, 2023 meeting.

Mr. Kneeland seconded the motion.

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

MAP 712/22: HEARTLAND CROSSING NORTH-LOT 308 (STAYAPT SUITES); a 1-lot major plat; 2.46 acres; Guilford Township; S20-T14N-R2E; located on the southwest corner of E. CR 800 S. and S. Raceway Rd. – Camby (Stoeppelwerth & Associates)

Mr. Ryan Rediger, Stoeppelwerth & Associates, was present.

Mr. Dombrosky stated he had addressed the first two staff comments. He noted that they had received Tri-County approval this morning which was the last item on the staff letter.

Mr. Kneeland motioned for approval of **MAP 712/22: Heartland Crossing North-Lot 308 (StayApt Suites)** subject to staff recommendations.

Mr. Ayres 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 an allocation letter for sanitary sewer service.
2. Remove the landscape buffer yard from the plat.
3. Place the address block on the lot.

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.

MAP 753/22: FOX CREEK – SECT 1 (SECONDARY); a 62-lot major plat; 44 acres; Liberty Township; S6-T14N-R1E; located on the west side of CR 400 E., approx. ½ mile south of US 40 (Banning Engineering)

Mr. Jason Coyle, Banning Engineering, was present along with Mr. Mark Bridwell, D.R. Horton Indiana.

Mr. Dombrosky asked if they had added notes describing the lot limitations to the plat.

Mr. Coyle replied they had not. They only added the notes that stated no accessory structures and no fences within the easements.

Mr. Dombrosky asked if they had a proposed statement to address the concern.

Mr. Coyle believed they could work something out. He stated they wanted to have time to run it by the developers and make sure they were comfortable with what they put on the plat.

Mr. Dombrosky noted that it was only 2 lots in this section.

Mr. Coyle stated he understood which lots and the concerns.

Mr. Dombrosky asked if they understood the naturally sensitive area setback comment.

Mr. Coyle replied they did.

There was further discussion about the staff comments.

Mr. Bridwell asked what type of language they were looking for regarding the lots in question.

Mr. Dombrosky replied that he would like to make it implicit to anyone looking at the plat what is considered a front yard. He explained further and showed what he was talking about on specific lots.

Mr. Bridwell stated they had submitted plot plans for the lots in question.

Mr. Dombrosky stated those were not on the plat. He wanted someone looking to purchase a lot to be able to know the restrictions, so there needed to be something on the plat calling out those lots.

Mr. Coyle stated they would add a note referring to the subdivision control ordinance so they could look it up.

Mrs. Harrington motioned for approval of **MAP 753/22: Fox Creek – Sect 1 (Secondary)** 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. Lot 23 and 16 are significantly hindered and will have conflict with fences and setbacks, as well as the drainage easement and proximity of the ditches to the pad. A note should be added to the plat to inform future owners of the lot limitations.
2. Some inventoried trees are found on non-qualifying tree list found in table 7.17 and can't be counted for the required buffer, e.g., tree 34 is an American Elm.
3. It would be better for the inventory trees to be outside of the lots and in the common area, so they are not required by the homeowner to keep them or must be in an easement.
4. A Naturally Sensitive Area Setback won't protect the trees, a conservation easement is more appropriate for areas of significant biological sensitivity behind the lots.
5. Typical Pavement Section for widening and auxiliary lanes on CR 400 E must be shown with dimensions on sheet C503 or must specifically reference the Collector Street typical section on the table shown on sheet C502.

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.

MAP 753/22: FOX CREEK – SECT 2 (SECONDARY); a 60-lot major plat; 77.4 acres; Liberty Township; S6-T14N-R1E; located on the west side of CR 400 E., approx. ½ mile south of US 40 (Banning Engineering)

Mr. Jason Coyle, Banning Engineering and Mr. Mark Bridwell, D.R. Horton Indiana were present.

Mr. Ayres stated that they had addressed a lot of his concerns, but he wanted them to stay to be on record.

Mr. Coyle asked if they could reword the first comment to not have any grey area when Mr. Salsman inspects the site.

Mr. Ayres motioned for approval of **MAP 753/22: Fox Creek – Sect 2 (Secondary)** subject to staff recommendations and adding to the comment to state the guidelines from the engineers to be strictly followed at a minimum.

Mrs. Harrington 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. Staff has significant concerns about the stability of lots 80 through 86 due to the depth and slope of the fill being placed prior to construction of the houses. An Engineer must provide a stamped design for fill placement, including material specifications and placement procedures. Guidelines from Geotech must be followed.
2. Staff has significant concerns about the overall site grading and grade changes between lots and the effect of surface water flowing between lots.
3. Some inventoried trees are found on non-qualifying tree list found in table 7.17, and can't be counted toward the required buffer yard, e.g., tree 34 is an American Elm.
4. It would be better for the inventory trees to be outside of the lots and in the common area, so they are not required by the homeowner to keep them or must be in an easement.
5. A Naturally Sensitive Area Setback won't protect the trees, a conservation easement is more appropriate for areas of significant biological sensitivity behind the lots.
6. While the landscaping in CA 3 should be done with Section 1, L3 needs to be kept in this set and it needs to be stated that these trees will be planted with the houses on these lots and required for final inspection and C/O of those units.
7. The note under the certificate of ownership about no accessory structures refers to section 1
8. Lot 99 is significantly restricted and will have conflicts with fences and setbacks, as well as the drainage easement and proximity of the ditches to the pad. A note should be added to the plat to inform future owners of the lot limitations.

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.

MRP 146/23: ROBERT & ELIZABETH PEDIGO; a 1-lot minor residential plat; 2.23 acres; Middle Township; S24-T16N-R1W; located on the west side of N. CR 300 E., approx. 250 ft. south of intersection with E. CR 375 N. (Kruse Consulting)

Mr. Dale Kruse, Kruse Consulting, was present. He stated that he had visited the site and talked to the farmer the farms across the road from the site. He showed on the slide the location of the tile to the south as well as the culvert. He felt that if they regraded the pipe, they could get a better flow. There is also a tile to the east that he talked to the farmer about connecting to. He was open to the idea.

Mr. Ayres and Mrs. Harrington stated that they would feel better with connecting to that tile if they could do that.

There was further discussion about drainage.

Mrs. Harrington motioned to continue **MRP 146/23: Robert & Elizabeth Pedigo** to the March 15, 2023 meeting.

Mr. Ayres seconded the motion.

FOR – 5 –

AGAINST – 0 –

ABSTAINED – 0 –

MRP 147/23: ANTHONY & JENNIFER AUSTIN; a 1-lot minor residential plat; 9.23 acres; Clay Township; S5-T14N-R2W; located on the north side of W. CR 600 S., approx. 0.8 miles west of the intersection with S. CR 625 W. (Kruse Consulting)

Mr. Dale Kruse, Kruse Consulting was present. He stated there were no staff comments to review.

Mr. Gaston motioned for approval of **MRP 147/23: Anthony & Jennifer Austin** subject to staff recommendations.

Mrs. Harrington 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:

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.

EX 292/23: MIP 1161 ALBRIGHT; an exception to record prior to installation of street trees on Lots 2 & 3 (Kruse Consulting)

Mr. Dale Kruse, Kruse Consulting, was present. He stated they were requesting the exception due to weather for the planting of the street trees.

Mr. Gaston asked how long they should grant the exception for.

Mr. Dombrosky stated three (3) months should be plenty of time.

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Mr. Gaston motioned for approval of **EX 292/23: MIP 1161** subject to the trees to be planted by May 31, 2023.

Mr. Ayres seconded the motion.

FOR – 5 –

AGAINST – 0 –

ABSTAINED – 0 –

There being no further items to be discussed, the meeting was adjourned at 9:29 a.m.

Tim Dombrosky, Chairman