The Hendricks County Area Plan Commission Administrative and Plat Committee held a meeting on Wednesday, May 10, 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, Mrs. Ginger Harrington, Environmental Health Team Lead; Mrs. Tiffany Dalton, Chief Deputy Surveyor; Mr. John Ayres, County Engineer; 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 April 12, 2023 meeting minutes.

Mrs. Harrington motioned for approval of the minutes for the April 12, 2023 meeting.

Mr. Ayres seconded the motion.

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

It was noted that at this time, Mrs. Dalton arrived at the meeting.

**MIP 1167/23: TERRY & SHIRLEY LEE;** a 3-lot minor plat; 10.5 acres; Union Township; S17-T17N-R1W; located at 9389 N. County Road 200 W. – Lizton (MJ Gibson Land Surveying)

Mr. Greg Garrison, MJ Gibson Land Surveying, 1990 N. Meridian Road, Greenfield was present along with Mr. Terry Lee, 9389 N. CR 200 W., Lizton.

Mr. Dombrosky asked if they had received the staff letter with the recommendations.

Mr. Garrison stated that they had and that all comments were acknowledged.

Mr. Dombrosky asked if there was a note on the plat for removal of obstructions.

Mr. Garrison replied that he did not know.

Mr. Lee stated there was not. He acknowledged that there were not any trees or fence posts within 10 ft of the pavement.

It was noted that they had addressed all of Mrs. Harringtons comments. She stated that she had not received documentation on the abandonment of the well yet.

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

Mrs. Harrington motioned for approval of **MIP 1167/23: Terry & Shirley Lee** 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. Any vertical obstruction within 10 feet of the edge of pavement must be cleared.
2. SSFE on lot 1 will be an above grade system.
3. Plan is busy, tough to read all notes.
4. Make sure soil borings are clearly identified and match soil report.
5. Make sure subsurface drain for lot 2 is in easement where it crosses property line gH

**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 1168/23: SAMMY DOTLICH;** a 2-lot minor plat; 28.08 acres; Brown Township; S15-T17N-R1E; located at 6810 E. County Road 1000 N. – Brownsburg (Survey First)

**WA 345/23: MIP 1168/DOTLICH;** a waiver of the Subdivision Control Ordinance, Section 6.12.1.B – Sidewalks, Pathways & Pedestrian Ways (Survey First)

Mr. Tim Higbie, Survey First, 64 E. Marion St., Danville was present along with Mr. Sam Dotlich, 830 Ironwood East Dr., Brownsburg and Mr. John Dispennett, 7253 N. CR 550 E., Pittsboro. He stated that he would like to address staff comment number five first. He reviewed the topographic survey and revised their easement to follow the fluvial erosion hazard area with a little portion of Lot 2 where they show the topographic map changes to a less steep grade and does not have the flow pattern through it. He provided an updated justification statement for that deviation. He had hoped that they had time to consider it.

Mr. Dombrosky stated he was comfortable with it. He noted that Mr. Gaston has said in the past that the fluvial erosion is a broad swath analysis and sometimes needs to be adjusted for site specific reasons with justification which Mr. Higbie has done.

Mr. Higbie reviewed the remaining staff comments.

Mrs. Harrington asked if they had changed the elevations of the septic field.

Mr. Higbie replied that got rid of the comment addressing the elevation.

Mrs. Harrington asked to see revised plans.

Mr. Higbie provided the plans.

There was discussion about the remaining staff comments.

Mr. Dombrosky noted that they were asking for a sidewalk waiver.

Mr. Ayres and Mr. Kneeland stated they were okay with the waiver.

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

Mrs. Harrington motioned for approval of **MIP 1168/23: Sammy Dotlich** subject to staff recommendations.

Mr. Ayres seconded the motion.

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

Mr. Ayres motioned for approval of **WA 345/23.**

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 6.12(1)(b) Sidewalks are required within Brown Township
   1. 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. Specify Casting Type for Structure ST-1.
3. Show invert elevations for subsurface drain.
4. Clarify flood elevation on Lot 2
5. Provide justification for location of variable width drainage easement.

**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 1169/23: JOE STEWARD;** a 3-lot minor plat; 16 acres; Marion Township; S6-T15N-R2W; located on the north side of W. US Highway 36, approx. 0.5 miles east of the intersection with N. Putnam County Rd. (Kruse Consulting)

Mr. Dale Kruse, Kruse Consulting, 7384 Business Center Drive, Avon, was present. He reviewed the staff comments and location. He noted that he had added the flow line in the roadside ditch, they had received the permit from INDOT, and they allowed them to change to concrete pipe.

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

Mrs. Harrington motioned for approval of **MIP 1169/23: Joe Steward** 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. Show spot elevations in the flowline of the roadside ditch.
2. Driveway permits will be needed from INDOT for the new driveways. A permit will also be needed from INDOT for ditch grading within their right of way.

**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 1170/23: GEORGE BOOTH;** a 2-lot minor plat; 18.03 acres; Middle Township; S19-T17N-R1E; located on the south side of E. CR 1000 N., approx. 400 ft. west of intersection with N. CR 400 E. (Kruse Consulting)

Mr. Dale Kruse, Kruse Consulting, was present. He reviewed the staff comments and location. He stated there would be 2 lots with one being 14 acres and the other 3 acres. He noted they were doing the dye test today on the existing tile.

Mr. Dombrosky asked if Mrs. Harrington was okay with the dye test not being done yet.

Mrs. Harrington stated that she was okay as long as it was done before recording.

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

Mrs. Harrington motioned for approval of **MIP 1170/23: George Booth** subject to staff recommendations and receipt of positive dye test.

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. Existing tile must be dye tested. gH
2. Primary septic field for lot 2 and SSFE for lot 1 will require above grade septic systems. gH
3. The shared drive will need to be installed prior to recording.

**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 1171/23: JOHN DIEHL;** a 3-lot minor plat; 13.37 acres; Washington Township; S32-T16N-R1E; located on the west side of N. CR 475 E. on Lucas Lane, approx. ¼ mile north of CR 100 N. (Kruse Consulting)

**WA 347/23: MIP 1171-DIEHL;** a waiver of the Subdivision Control Ordinance, Section 5.01 (1)(e)(IV) to extend the Right of Way and build a road (Kruse Consulting)

**WA 349/23: MIP 1171-DIEHL;** a waiver of the Subdivision Control Ordinance, Section 6.12.1.B – Sidewalks, Pathways & Pedestrian Ways (Kruse Consulting)

Mr. Dale Kruse, Kruse Consulting, was present. He reviewed the location and stated there was an existing home on one of the lots and the other would be vacant. They were requesting a sidewalk waiver as well as asking for a privately maintained road to be constructed in a publicly dedicated right of way. He reviewed the staff comments.

There was discussion about the elevations of the drive.

Mr. Dombrosky asked if there were any other concerns.

Mrs. Dalton noted that it had received drainage board approval, but they did have Mr. Moreland, the neighbor to the south come in with concerns about drainage onto his property. She stated they reviewed the contours with Mr. Kruse and assured him there would be no more water onto his property. They gave him some suggestions for helping the existing issue.

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

Mr. Ayres motioned for approval of **MIP 1171/23: John Diehl** subject to staff recommendation and receipt of elevations for the driveway to prove positive drainage.

Mrs. Harrington seconded the motion.

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

Mr. Ayres motioned for approval of **WA 347/23**.

Mr. Kneeland seconded the motion.

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

Mr. Dombrosky motioned for approval of **WA 349/23**.

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 within Washington Township
   1. 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 5.01(1)(e)(IV) Construction of a privately maintained road with Minor Plat
3. Proposing to create a horseshoe basin with rip rap at the north edge of the culvert and regrade the intermittent stream for positive flow. -gH
4. Modify note to state that County Engineer must approve the existing pipe in the roadside ditch and the extension. JA
5. Show spot elevations in flowlines along private drive to demonstrate positive drainage. JA

**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 1172/23: STEWART & STEWART, LLC;** a 3-lot minor plat; 7.142 acres; Guilford Township; S24-T14N-R1E; located at 8990 S. CR 825 E. – Mooresville (Holloway Engineering)

**WA 348/23: MIP 1172 – STEWART & STEWART;** a waiver of the Subdivision Control Ordinance, Section 6.12 – Sidewalks, Pathways and Pedestrian Ways (Holloway Engineering)

Mr. John Larrison, Holloway Engineering, 100 Professional Court, Mooresville was present. He reviewed the staff comments and provided revised plans. It was noted that he had added the proposed well locations in the event that a future owner did not want to connect to city water and incur that cost. He went on to explain their request for a sidewalk waiver.

Mrs. Harrington asked why the water line ends on the plans.

Mr. Larrison replied that they do continue to the west and north. It may be where the utility locate company stopped locating.

Mrs. Harrington stated that it should be shown if they continue. She stated they had the septic field in the right of way. She felt there were enough things that needed commented on that she felt it would be best to continue.

There was further discussion about the remaining comments and the issues that needed to be resolved.

Mrs. Harrington motioned to continue **MIP 1172/23: Stewart & Stewart, LLC and WA 348/23** to the June 14, 2023 meeting.

Mr. Kneeland seconded the motion.

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

**DPR 506/23: AFTER ACTION MEDICAL & DENTAL SUPPLY (SECONDARY);** a development plan review for a commercial building; 2.92 acres; Guilford Township; S20-T14N-R2E; located at 10535 Prosperity Circle, Camby – east of Union Mills Dr. (Tesco Solutions)

Mr. Don Humphrey, Tesco Solutions, 9955 Crosspoint Blvd., Indianapolis was present. He stated they had resolved all the staff comments.

Mr. Dombrosky stated that there were a couple little things that Mr. Salsman would work through before stamping, but he was okay with that.

Mr. Ayres motioned for approval of **DPR 506/23: After Action Medical & Dental Supply (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 approval by Tri County Conservancy District.

**stAFF RECOMMENDATIONS:**

1. The plan appears to comply.

**conditions OF APPROVAL:**

1. A properly executed County/Owner Inspection Agreement must be provided prior to secondary 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 Area Plan Commission. Secondary Stormwater Approval must be obtained from the Drainage Board prior to Secondary 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. The applicant will have two (2) years from the date of approval to obtain an Improvement Location Permit/Building Permit. Should this two (2) year period elapse without the applicant having obtained the appropriate permit, the development plan approval will become null and void.
5. Development plan approval does not constitute approval of signage unless such approval is expressly granted by the Plan Commission as part of this development plan. Signage review and approval is typically carried out as a permitting process separate from development plan approval.

**DPR 512/23: HEARTLAND CROSSING NORTH-LOT 308/STAY APT SUITES (SECONDARY);** a development plan review for a long term stay hotel; 3.09 acres; Guilford Township; S20-T14N-R2E; located on the southwest corner of E. County Road 800 S. and S. Raceway Rd. (Stoeppelwerth & Associates)

Mr. Ryan Rediger, Stoeppelwerth & Associates, 7965 E. 106th Street, Fishers, was present. He stated that the developer has expressed they were moving forward with the project. He reviewed the staff comments. He noted that they kept the rollback curb in place and added the flowlines on the grading plan. He felt that was the proper path to maintain the drainage flow.

Mr. Ayres stated that they still had places that need to be matched up with the chairback to the rollback curb. He explained further what they were looking for.

There was further discussion about the transition from the chairback to the rollback curb and the elevations.

Mr. Ayres reviewed the other comments. He asked for them to give outside elevation for the storm sewer coming in since the plumbing people would not have access to these plans.

Mr. Rediger stated he would change that on the plans.

Mr. Ayres motioned for approval of **DPR 512/23: Heartland Crossing North-Lot 308/StayApt Suites (Secondary)** subject to staff recommendations.

Mr. Dombrosky seconded the motion.

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

The staff recommendations are as follows.

**drainage conditions:**

Subject to approval by Tri County Conservancy District.

**stAFF RECOMMENDATIONS:**

1. Provide a detail on vertical and horizontal transition from chairback to rollback curb to ensure flowlines will match.
2. Provide detail on the utility connects under the building pad.
3. Show an actual elevation on the Storm Sewer plan sheet for the connection from the drainpipe under the building to Structure 408. Referring to the Plumbing Plan does not suffice.
4. All road crossings for utilities on Raceway Road will require separate permitting through the Hendricks County Engineer.

**conditions OF APPROVAL:**

1. A properly executed County/Owner Inspection Agreement must be provided prior to secondary 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 Area Plan Commission. Secondary Stormwater Approval must be obtained from the Drainage Board prior to Secondary 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. The applicant will have two (2) years from the date of approval to obtain an Improvement Location Permit/Building Permit. Should this two (2) year period elapse without the applicant having obtained the appropriate permit, the development plan approval will become null and void.
5. Development plan approval does not constitute approval of signage unless such approval is expressly granted by the Plan Commission as part of this development plan. Signage review and approval is typically carried out as a permitting process separate from development plan approval.

**MAP 17/23: LAKELAND MANOR-LOTS 15/16 (REPLAT);** a 2-lot major plat replat; 1.25 acres; Lincoln Township; S5-T16N-R2E; located at 6363 and 6369 Lakeland Blvd. – Indianapolis (Benchmark Services)

Mr. Josh Compton, 6363 Lakeland Blvd., Indianapolis, was present. He noted that the county owner inspection had been turned in and they had received drainage board approval.

Mrs. Harrington reviewed the plans on the slide as she did not have the most recent paper copy. She asked for a hard copy to be sent to her.

Mr. Compton asked if he could submit for building permits now.

Mr. Dombrosky stated that the plat would need to be recorded first and he reviewed the process.

Mr. Ayres motioned for approval of **MAP 17/23: Lakeland Manor (Replat)** 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:**

1. Provide a copy of county/owner inspection agreement signed and notarized.

**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.

There being no further items to be discussed, the meeting was adjourned at 10:07 a.m.

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Tim Dombrosky, Chairman