The Hendricks County Area Plan Commission Administrative and Plat Committee held a meeting on Wednesday, June 14, 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 Mrs. Ginger Harrington, Environmental Health Team Lead; Mr. Dave Gaston, County 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. Ayres called the meeting to order with the Pledge of Allegiance. There was a quorum with four (4) members present.

**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 along with Mr. Shawn Stewart. He reviewed the staff comments and believed all the concerns were addressed. They had added the 6-foot sidewalk to the frontage of Lots 1 and 3. He asked if the sidewalk was to be constructed prior to the home being built.

Mr. Ayres stated that it is typically built with the home. He asked if they understood about the driveway split and if a typical section was shown.

Mr. Larrison replied that he did, and it was on page 5.

There was more discussion about the plat notes.

Mr. Gaston noted that it had received drainage board approval.

Mr. Ayres 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 1172/23: Stewart & Stewart, LLC** subject to staff recommendations.

Mr. Kneeland seconded the motion.

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

 Mr. Kneeland motioned for approval of **WA 348/23.**

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

 FOR – 3 – 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 Guilford 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. The Planning Department is not in favor of a sidewalk waiver except for the frontage where the existing septic system is located on Lot 1, and west from there.
2. Add a note to remove vertical obstructions within 10’ of the edge of pavement, including trees.
3. The drive should not split before the edge of the ROW.
4. Provide typical section for driveway construction in right of way.
5. The use of a shared drive with an ingress/egress easement may prevent further subdivision of these lots in the future. A privately maintained public right of way would be preferred.
6. Provide a hold harmless statement on the plat regarding the existing septic system in the ROW.
7. Provide locations for Tees and or Wyes for connection points. There is 700 LF of 6” sub surface drain without any cleanout points, provide one within mid runs at the minimum. Show the details for these cleanouts. Due to the route going through woods, specify the style of pipe (solid or perforated)
8. Note that city water is available.
9. The existing septic tank is less than 30 feet from the well on lot 1.

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.

**DPR 435/23: IDGT INDIANA, LLC – AMENDMENT;** an amendment to remove and reconstruct parking lots; Liberty Township; S26-T14N-R1W; located at 1801 Innovation Blvd. – Clayton (Studio A Indianapolis)

Mr. Gaston noted that it had received drainage board approval.

Mr. Max Mouser, Studio A Indianapolis, 9511 E. 96th St., Indianapolis, was present. He reviewed the plans and staff comments. He felt that they had addressed all the concerns.

Mrs. Harrington motioned for approval of **DPR 435/23: IDGT Indiana, LLC – Amendment** subject to staff recommendations.

Mr. Gaston seconded the motion.

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

The staff recommendations are as follows.

**drainage conditions:**

Subject to approval by the Hendricks County Drainage Board.

**stAFF RECOMMENDATIONS:**

1. Show a compliant landscaping plan for the new parking lot islands.
2. On sheet 202, list a page number for the details.
3. Item 13 on P401 & 402 states the pipe will connect per underdrain detail on 501 which is the bedding detail and does not state anything about a cross fitting. Correct and additional underdrain connection details must be provided.
4. The added driveway onto Innovation Boulevard must be spaced a minimum of 200’ from the existing entrance. Stationing or other dimensioning must be shown to verify location.

**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 514/23: THE CHURCH BY THE SIDE OF THE ROAD (SECONDARY);** a development plan review for a parking lot expansion; 1.7 acres; Washington Township; S17-T15N-R2E; located at 10323 E. CR 100 S. – Avon (Moench Engineering)

It was noted that the petitioner had asked for a continuance.

Mr. Gaston motioned to continue **DPR 514/23: The Church by the Side of the Road (Secondary)** to the July 12, 2023 meeting.

Mrs. Harrington seconded the motion.

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

**EX 293/23: MAP 747-SOUTHGATE ESTATE;** an exception of the Subdivision Control Ordinance, Section 5.05 – for an extension of the approval (Shawn Stewart)

Mr. Shawn Stewart was present. He explained that he was seeking an extension of the approval. He had been trying to acquire surrounding property and has not started construction on the development. He did not know if there was a standard length of time to ask or how to proceed.

Mr. Gaston asked if six (6) months was enough time.

Mr. Stewart asked if that was to get everything finalized and started.

Mr. Ayres stated that the infrastructure stuff would need to be completed for recording.

Mr. Stewart replied that it would likely take him 6 months to get that started, so he would like to ask for a year extension.

Mr. Ayres asked if he was making some changes.

Mrs. Harrington replied that the only change was going to wells from city water.

Mr. Gaston and Mrs. Harrington stated they were both okay with the extension.

Mrs. Harrington motioned to extend the approval of **EX 293/23: MAP 747- Southgate Estate** to July 1, 2024.

Mr. Gaston seconded the motion.

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

There being no further items to be discussed, the meeting was adjourned at 9:17 a.m.

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 Tim Dombrosky, Chairman