

November 10, 2016

The Hendricks County Area Plan Commission Administrative and Plat Committee held a meeting on Thursday, November 10, 2016 at 9:00 a.m. in the Hendricks County Government Center, Room 4 & 5, 355 South Washington Street, Danville, Indiana. Members present: Mr. Don Reitz, AICP, Planning Director and Chairman; Mrs. Sonnie Johnston, Plan Commission Member Representative; and Mr. John Ayers, County Engineer. Also present was: Mr. Tim Dombrosky, Senior Planner; Mr. Nick Hufford, Planner; and Mrs. Joanne Garcia, Recording Secretary.

Mr. Reitz called the meeting to order with the Pledge of Allegiance. There was a quorum with three (3) members present.

Mr. Reitz then called for approval of the minutes for the October 12, 2016 meeting.

Mrs. Johnston made a motion to approve the October 12, 2016 meeting minutes.

Mr. Ayers seconded the motion.

FOR – 3 – AGAINST – 0 – ABSTAINED – 0 –

Mr. Reitz then called for the first item on the Business Session portion of the agenda as follows:

MRP 067/16: JAMES R. PATRICK; a 1-lot minor residential plat, 5.73 acres, Franklin Township, S17-T14N-R2W, located on the north side of Masten Road, approximately one mile north of U.S. Highway 40. (Kruse Consulting, Inc.)

Mr. Dale Kruse of Kruse Consulting, Inc. appeared on behalf of Mr. Patrick. He stated he was going to ask for a thirty (30) day continuance but wished to discuss the matter with the members. He explained that at the north end of Mr. Patrick's property there was another piece of property before you got to the ditch. He stated there was a drainage easement in place to get to the ditch but it ran through a really wet area and ran lengthwise through that wet area. He stated that Mr. Patrick and the owner of that property agreed to re-route the easement so that it took the path of least resistance through that wet, marshy area. He stated that the two parties had just agreed to the route that the easement would take. He added that he had not yet received the prepared easement back from Ben Comer of the Comer Law Office.

Mr. Ayers asked if the existing easement was going to be abandoned in favor of the new one.

Mr. Kruse stated it would probably remain there but not be used. He stated he was not sure why it was placed there in the first place. He stated he expected to receive that easement soon and at least the parties were in agreement about it. Mr. Kruse stated he also wanted to talk about the creation of a roadside ditch and he pointed out the location of it on the plans.

Mr. Ayers agreed that it was needed because the last so many feet drained back toward the road.

Mr. Kruse responded that it would probably be around half.

Mr. Ayers stated there needed to be some way to keep the water from running out on the road.

Mr. Kruse asked how far off of the road did Mr. Ayers want it to be.

Mr. Ayers stated he had not measured it but that it looked like the rise went maybe ten or fifteen feet or maybe a little further.

Mr. Kruse agreed that it would be more than ten feet.

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Mr. Ayers discussed the shoulder and going six or seven feet off of the road and putting in a swale.

Mr. Kruse stated that would probably work and that he was only asking because however far off they went would tell them how much of the bank would need to be removed.

Mr. Ayers agreed and stated that it needed to be at least six or seven feet off and not very deep.

Mr. Kruse asked what not very deep meant and if it meant ½ or a foot down.

Mr. Ayers replied probably a foot down as with ½ foot, it might lose definition.

Mr. Reitz asked if the only thing they were waiting for was a legal description for the easement.

Mr. Kruse replied that the legal description had been written but that they just needed to execute the document. Mr. Kruse then discussed the culvert with Mr. Ayers.

Mr. Ayers stated that if the natural drainage went in the direction discussed by Mr. Kruse, there would be no reason for the pipe.

Mr. Kruse then requested the continuance.

Mr. Ayers then made a motion to grant a thirty (30) day continuance for **MRP 067/16: James R. Patrick.**

Mrs. Johnston seconded the motion.

FOR – 3 – AGAINST – 0 – ABSTAINED – 0 –

Mr. Kruse then stated he had a question about another matter. He stated for the New Winchester Vet Clinic, there was a permit needed from INDOT. He stated that Dr. Maloney wished to put the entrance in for the INDOT permitted portion in order to have access to his property. He asked if there was any reason why they could not do that and he was not talking about the parking lot but just the entrance.

After some discussion, Mr. Ayers and Mr. Dombrosky agreed to Mr. Kruse's request.

Mr. Ayers then asked a question of Mr. Kruse on another matter, that being the INDOT permit for the Harrington wedding barn. He stated he would call Gary Bowzer at INDOT to see if he felt the figures received by Brad Yarger would make a difference. He stated those numbers were showing a different traffic count.

Mr. Dombrosky stated that you could only bring in as many cars as there were parking spaces.

Mr. Ayers stated that was true in theory.

There was further discussion on the matter between the members and Mr. Kruse. Mr. Ayers stated he would discuss the matter with Mr. Bowzer.

There being no further business, the meeting was adjourned at 9:12 a.m.

Don F. Reitz, AICP, Chairman