

March 15, 2017

The Hendricks County Area Plan Commission Administrative and Plat Committee held a meeting on Wednesday, March 15, 2017 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; Mrs. Julie Haan, Environmental Health Director; and Mr. David Gaston, County Surveyor. Also present was: Mr. Tim Dombrosky, Senior Planner; and Mrs. Joanne Garcia, Recording Secretary.

Mr. Reitz called the meeting to order with the Pledge of Allegiance. There was a quorum with four (4) members present.

Mr. Reitz then called for approval of the minutes for the February 15, 2017 meeting.

Mrs. Johnston made a motion to approve the February 15, 2017 meeting minutes.

Mrs. Haan seconded the motion.

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

Mr. Reitz then called for the matter on the Public Hearing portion of the agenda as follows:

MIP 1080/16: ROSEBOOM, LLC; a 2-lot minor subdivision, 4.82 acres, Center Township, S21-T15N-R1W, located on the south side of County Road 200 South, approximately 0.13 mile west of State Road 39. (Moench Engineering, P.C.)

WA 283/16: MIP 1080 ROSEBOOM, LLC; a Waiver of the Subdivision Control Ordinance, Sec. 6.12 (1.) (b.) Sidewalks. (Moench Engineering, P.C.)

Mr. Brian Moench of Moench Engineering PC appeared on behalf of the applicants, Rex & Mary Roseboom, and they were also present. He added that the matter had been continued from last month's meeting due to issues pertaining to Health Department requirements. He stated that the owner had agreed to install a new septic system on the property and Mr. Moench had submitted a septic design to Mrs. Haan, the Environmental Health Director. He stated it had gone through one set of reviews and a revised plan had been submitted to the Health Department. He stated that there was one open issue that would be taken care of as to submitting a hand-sketched floor plan for the proposed residence which was to be approved by Mrs. Haan. He stated that they were requesting approval for the plat subject to a septic system being installed prior to recording of the plat.

Mr. Reitz called for questions or comments from the staff.

Mr. Dombrosky stated that the staff letter did not contain that information regarding the septic system.

Mrs. Haan stated she was aware of that and asked if the well location had been added to the plan.

Mr. Dombrosky and Mr. Moench stated yes.

Mrs. Haan then added that she noticed on the plans that his outlet had gone up a bit and needed to be lowered in order for it to be utilized.

Mr. Moench stated that he had shown that on the revised plans.

Mrs. Haan then made a motion to grant approval for **MIP 1080/16: Roseboom, LLC** subject to the following conditions:

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1. Conditions and recommendations in staff's letter dated March 8, 2017; and
2. Septic system to be installed and approved by the Health Department prior to recording.

Mrs. Johnston seconded the motion.

FOR – 4 –

AGAINST – 0 –

ABSTAINED – 0 –

The staff conditions and recommendations were as follows:

DRAINAGE CONDITIONS:

1. Subject to Drainage Board approval and the conditions of the County Surveyor.

STAFF RECOMMENDATIONS:

1. This development is subject to the Residential Design Standards in the Hendricks County Zoning Ordinance; (HCZO Chapter 8.1).
2. Prior to recording, all plans must be approved as to form by the County Planning and Building Department.
3. All soil borings must be shown and labeled, three within the proposed septic fields and an additional soil boring within the proposed secondary septic field easements. The septic system perimeter drain must be shown with inverts with the location of the outlet and if offsite, must be contained within an easement. An offsite perimeter drain easement must be shown on the plat or the applicant must provide the Health Department with a separately recorded easement.
4. The Health Department does not have a record of a permitted septic system for the existing home, and staff was unable to locate a soil absorption field. **The applicant must excavate at least two absorption (distribution) field tile ends for Health Department inspection, or follow the procedures to obtain a septic permit to install a permitted system prior to approval if the existing home is occupied.** All proposed septic systems, including easements for secondary systems must be shown. The location of the existing well for Lot 1 must be shown on the plan.
5. Prior to recording, a statement must be added to the plat that states: Those designated as secondary septic field easements (SSFE) are secondary septic field easements that are hereby expressly reserved for the purpose of the placement of a sewage disposal field. Uses shall be limited to those consistent with the proper operation of a septic system and that will not result in soil compaction. The easement shall terminate only with the written approval of the Hendricks County Health Officer.
6. Any driveway modifications or construction must be approved by the Indiana Department of Transportation.

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, PUD or development plan must be obtained from the Drainage

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Board prior to Secondary Approval (or Approval in the case of minor plats) by the Plan Commission or its Administrative and Plat Committee. 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. 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 needed on each lot prior to final approval.
4. 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.
5. The Hendricks County Planning and Building Department must be notified at least seventy-two (72) hours prior to any site improvements being installed.
6. Addresses must be added to the final plat prior to recording. The Director of the Plan Commission will not sign the final plat without addresses included. To obtain addresses, the applicant must submit a request to the Planning and Building Department well in advance of the recording package being forwarded to the Hendricks County Engineer's Office. The Plat Address Information Sheet submitted with the plat application does not constitute a request for addresses.

Mr. Gaston then made a motion to grant approval for **WA 283/16: MIP 1080 Roseboom, LLC** to waive the sidewalk requirement subject to staff's memorandum dated March 8, 2017..

Mrs. Johnston seconded the motion with Mrs. Haan voting against.

FOR – 3 – AGAINST – 1 – ABSTAINED – 0 –

The staff memorandum was as follows:

MEMORANDUM

TO: Hendricks County Area Plan Commission Administrative & Plat Committee

FROM: Plan Commission Staff

DATE: March 8, 2017

RE: WA 283/16: MIP 1080 ROSEBOOM LLC - SIDEWALKS

The applicant is requesting a waiver from sidewalk requirements. The property is within one mile of a commercial area making the installation of sidewalks a requirement.

The property is on a State road, and in a rural area of almost entirely residential development. For these reasons, the majority of staff has no objection to the request as long as a note is added to the plat stating sidewalks shall be installed when they become contiguous or adjacent on surrounding property.

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 diseases that result from limited exercise opportunities.

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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.

Mr. Reitz then stated that this was a public hearing and he had to open the public hearing. There being no one signed up to be heard, Mr. Reitz closed the public hearing.

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

DPR 450/16 (REVISION TO SECONDARY): I-70 WEST LLC (BUILDING 2); a revision to an approved development plan, 45.67 acres, Liberty Township, S26-T14N-R1W, located along Innovation Boulevard and west of State Road 39. (Studio A Indianapolis)

Mr. Dombrosky stated that a continuance of thirty (30) days had been requested on this matter and due to special circumstances, he had no problem with the request. He stated that the circumstances were expected to be resolved shortly.

Mr. Gaston then made a motion to grant approval for a thirty (30) day continuance for **DPR 450/16 (Revision to Secondary): I-70 West LLC (Building 2)** to the April 12, 2017 meeting.

Mrs. Haan seconded the motion.

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

The staff memorandum dated March 8, 2017 was as follows:

MEMORANDUM

TO: Hendricks County Area Plan Commission Administrative & Plat Committee

Hendricks County Drainage Board

FROM: Plan Commission Staff

DATE: March 8, 2017

RE: DPR 450/16 (REVISION): I-70 West LLC Building 2

The applicant for the above project is requesting a continuance due to possible change in circumstances that could affect the project. Staff has been informed of the details and supports the request.

There being no further business, the meeting was adjourned at 9:15 a.m.

Don F. Reitz, AICP, Chairman