

April 12, 2017

The Hendricks County Area Plan Commission Administrative and Plat Committee held a meeting on Wednesday, April 12, 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; Ms. Ginger Harrington, Health Department Representative; and Mr. David Gaston, County Surveyor. 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 four (4) members present.

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

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

Mr. Gaston seconded the motion with Ms. Harrington abstaining.

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

Mr. Reitz then called for the first matter 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. Reitz stated that the applicant was requesting another thirty (30) day continuance.

Mr. Dombrosky explained that the applicant was looking to revise their landscaping plan and was also considering future land uses around their property. He stated that could affect what type of landscaping screening was required. He stated that was the reason this continuance had gone on since this past January.

Mrs. Johnston asked how many continuances had already been granted.

Mr. Dombrosky replied four.

Mrs. Johnston asked how many times it could be continued.

Mr. Dombrosky stated that there were no limitations on the Administrative & Plat Committee and that he did think this was an unusual circumstance. He stated he felt something would need to be provided at the next meeting.

Mrs. Johnston then made a motion to grant another thirty (30) day continuance for **DPR 450/16 (Revision to Secondary): I-70 West LLC (Building 2).**

Mr. Gaston seconded the motion.

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

MRP 070/17: RUSTY A. & ERIN M. STEVENS; a 1-lot minor residential plat, 18.2 acres, Center Township, S9-T15N-R1W, located on the east side of State Road 39, approximately 1.15 mile north of County Road 200 South. (True North Surveying, LLC)

Mr. Troy Terew of True North Surveying, LLC appeared on behalf of Mr. & Mrs. Stevens. He reviewed the location and history of the property.

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Mr. Dombrosky stated that the only comment was that the septic be on contour per the Health Department.

Mr. Terew replied that he had discussed this with Julie Haan and that when they applied for a septic permit, it would be on contour.

Ginger Harrington stated that would be okay.

Mr. Dombrosky added that they had received Drainage Board approval.

Mr. Reitz called for a motion.

Mr. Gaston made a motion to grant approval for **MRP 070/17: Rusty A. & Erin M. Stevens** subject to staff conditions and recommendations in letter dated April 5, 2017.

Mrs. Johnston seconded the motion.

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

The staff conditions and recommendations were as follows:

DRAINAGE CONDITIONS:

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

STAFF RECOMMENDATIONS:

1. 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 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. The proposed system does not appear to be on contour, however the applicant stated that would be addressed during the design phase. 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. Secondary septic field easements (SSFE) must be shown on the plat, or separate easement document to be recorded with the plat must be provided.
6. 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.
7. The Hendricks County Planning and Building Department must be notified at least seventy-two (72) hours prior to any site improvements being installed.
8. 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.

MAP 478/17 (REPLAT): BRIARWOOD ESTATES OF COATESVILLE, PHASE I, LOTS 18 & 19; a replat of two existing lots in a major residential subdivision, 1.3 acres, Clay Township, S05-T14N-R2W, located on the east side of South State Road 75, approximately 0.33 mile north of the intersection of South State Road 39 and West County Road 550 South. (Kruse Consulting, Inc.)

Mr. Dale Kruse and Mr. Kevin Studley of Kruse Consulting, Inc. appeared on behalf of the applicant to request a replat of Lots 18 & 19 in a major residential subdivision. He stated that the purpose for the replat was to allow the property owner to construct a barn on what was Lot 18. He stated that they kept the easements on the property

There being no further discussion, Mr. Reitz called for a motion.

Mrs. Johnston made a motion to grant approval for **MAP 478/17 (Replat): Briarwood Estates of Coatesville, Phase I, Lots 18 & 19** subject to the conditions and recommendations in staff's letter dated April 5, 2017.

Ms. Harrington seconded the motion.

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

The staff conditions and recommendations were as follows:

DRAINAGE CONDITIONS:

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

STAFF RECOMMENDATIONS:

1. This development is still subject to the conditions of approval of the original Major Plat of Briarwood Estates.

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 Hendricks County Area Plan Commission. Secondary Stormwater Approval for a plat, PUD or development plan must be obtained from the Drainage 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. The Hendricks County Planning and Building Department must be notified at least seventy-two (72) hours prior to any site improvements being installed.
4. 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.
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.
6. A State Plan Release is also required for multifamily, residential and non-residential (commercial and industrial) projects. In no way will a Development Plan Review be construed as a substitute or a waiver for these other required permits.

The next matter for discussion was as follows:

Jason Walker Minor Residential Plat (Kevin Studley/Kruse Consulting, Inc.)

Mr. Kruse displayed updated plans for the project and explained that they wanted to create a parcel of approximately five acres. He stated that part of the issue was that they did not have road frontage that made sense. He stated they wanted to create a remnant parcel that had an accessory structure on it but no principle structure. He stated that now they had extended the lot all the way down to the road and that would include the accessory structure. He stated that way they had frontage with the accessory structure on it and where the property owner could build his house.

There was further discussion on how the property was configured.

Mr. Gaston asked what kind of problems would be created for the remainder.

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Mr. Dombrosky stated nothing new. He stated he had the same opinion that they could create an illegal lot but then could not build on it with no permits being allowed until it was platted. Mr. Dombrosky also stated that they were working on trying to get an affidavit to the Recorder's office that a property owner would acknowledge when they created illegal splits.

Mr. Kruse agreed that would be a good thing. Mr. Kruse added after some discussion, that there was enough property that lot lines could be reconfigured, if needed.

There was further discussion on the matter with the staff agreeing with Mr. Kruse's new plan.

There being no further business, the meeting was adjourned at 9:17 a.m.

Tim Dombrosky, Chairman