

May 10, 2017

The Hendricks County Area Plan Commission Administrative and Plat Committee held a meeting on Wednesday, May 10, 2017 at 9:00 a.m. in the Hendricks County Government Center, Room 4 & 5, 355 South Washington Street, Danville, Indiana. Members present: Mr. Tim Dombrosky, Planning Director and Chairman; Mrs. Sonnie Johnston, Plan Commission Member Representative; Mrs. Julie Haan, Health Department Director; and Mr. Cory Gehring, County Surveyor Representative. Also present was: Mr. Nick Hufford, Planner; and Mrs. Joanne Garcia, Recording Secretary.

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

Mr. Dombrosky then called for approval of the minutes for the April 12, 2017 meeting.

Mrs. Johnston made a motion to approve the April 12, 2017 meeting minutes.

There being not enough members present to approve the minutes, they were continued for thirty (30) days to the next meeting for approval.

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

MIP 1081/17: JAMES PATRICK GILHAM; a 2-lot minor subdivision; 14 acres, Middle Township, S14-T17N-R1W, located on the south side of East County Road 1025 North, approximately 0.25 mile west of North County Road 150 East. (Kruse Consulting, Inc.)

Mr. Dale Kruse of Kruse Consulting, Inc. appeared on behalf of Mr. Gilham. He stated that he was requesting a thirty (30) day continuance to the June meeting as he had failed to send out the public notices to adjoining property owners in a timely manner as required.

Mrs. Johnston made a motion to grant a thirty (30) day continuance to the June meeting.

Mrs. Haan seconded the motion.

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

MIP 1082/17: REDBIRD GROUP, LLC; a 3-lot minor subdivision, 19.33 acres, Guilford Township, S10-T14N-R1E, located on the east side of County Road 600 East, approximately 0.3 mile south of the intersection with County Road 600 South. (Kruse Consulting, Inc.)

WA 284/17: MIP 1082 REDBIRD GROUP, LLC; a Waiver of the Subdivision Control Ordinance, Sec. 6.12 (1.b.) Sidewalks, Pathways & Pedestrian Ways. (Kruse Consulting, Inc.)

Mr. Dale Kruse of Kruse Consulting, Inc. appeared along with the applicant, Mr. John Hall. Mr., Kruse reviewed the location of the property and their request for a 3 lot minor subdivision. He explained that the drive would be a shared one. He reviewed the staff comments and acknowledged #1. He stated that they would need to get a name assigned for the private drive and the existing well on Lot 2 would be abandoned prior to recording of the plat.

Mr. Kruse then discussed a request by Mr. Hall to construct a twenty (20) foot wide private road as opposed to the twenty-four (24) foot wide road shown on the plans. He asked for an approval of this request contingent upon a discussion with the County Engineer, John Ayers, on the width of the road and if Mr. Ayers approved that request, Mr. Kruse would submit plans to the subdivision inspector with a twenty (20) foot wide private road shown. He added that if Mr. Ayers was not okay with that request, they would continue on with the twenty-four (24) foot wide road as originally shown.

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Mr. Hall stated that their concern was that the county road was twenty (20) foot wide and they did not want the private drive to appear as a boulevard causing vehicles to enter it. Mr. Hall stated he would construct a wide entrance way for the construction traffic to get in and out and then to narrow it down after that.

Mr. Dombrosky stated he would not have a problem with that change if Mr. Ayers approved it also. Mr. Dombrosky stated that the motion should be approval with the condition that Mr. Ayers approve the final design width. He then asked if a twelve (12) inch pipe would be shown as Mr. Ayers had indicated he was okay with that.

Mr. Kruse stated that they were showing a twelve (12) inch pipe.

Mr. Dombrosky then called for a motion.

Mrs. Haan made a motion to grant approval for **MIP 1082/17: Redbird Group, LLC** subject to the following conditions:

1. Staff conditions and recommendations in staff's letter dated May 9, 2017; and
2. Approval by the County Engineer of final driveway design width.

Mrs. Johnston seconded the motion.

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

Mr. Kruse stated that there was also a request for a sidewalk waiver for this plat due to being located in Guilford Township. Mr. Kruse stated that there were no sidewalks anywhere near this plat.

Mr. Hall stated they would include a statement in the covenants that when sidewalks were contiguous to this property, they would be installed.

Mr. Kruse stated they would also include a note on the plat in regard to construction of the sidewalks when they were contiguous to this property.

Mr. Dombrosky stated he would want the note included on the plat. He also stated that in the future he wanted it known that he was not going to be in favor of blanket sidewalk waivers unless there was a good case for said waiver.

There was a brief discussion on the installation of sidewalks.

Mrs. Johnston then made a motion to grant approval for **WA 284/17: MIP 1082 Redbird Group, LLC** subject to a note added to the recorded plat that when sidewalks were contiguous to this plat, they would be installed at owner's expense.

Mr. Gehring seconded the motion with Mrs. Haan voting against.

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

It was noted here that no one had signed up to speak or was present to request to be heard at the Public Hearing and it was closed for the above matter.

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. The private drive needs to be named, and the addresses for the three new lots will be assigned off of this new street.
3. Prior to recording, the existing well on Lot 2 must be properly abandoned by a certified well driller and the well abandonment log submitted to the Hendricks County Health Department.

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. 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.

Mr. Dombrosky stated that the next items would be on the Business Session portion of the agenda.

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 the applicant had requested another continuance of thirty (30) days for the above matter. He stated that this matter had been continued several times and his staff memo explained in more detail the reason that I-70 West LLC was pursuing the purchase of the property to the north for rezoning and this would change their landscaping requirement. He stated that they would be filing an application for rezoning this Friday. He explained that the landscaping had been approved when it was adjacent to an AGR zoning district and now if the PB zoning district were approved for it, the landscaping requirement would be less than before.

Mrs. Haan made a motion to continue the above matter for thirty (30) days to the June meeting.

Mrs. Johnston seconded the motion.

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

MRP 071/17: AUSTIN O'HARA; a 1-lot minor residential plat, 1.0 acres, Middle Township, S31-T17N-R1E, located on the east side of North County Road 401 East, where it stubs to the south side of I-74. (Kruse Consulting, Inc.)

Mr. Dale Kruse of Kruse Consulting, Inc. appeared on behalf of Mr. O'Hara. He reviewed their request for approval and the location. He stated that he had conducted a dye test and that it had passed the test. He stated he would get a copy of that test report to the staff. He stated in regard to Comment #1 of the staff's letter, they did move the septic system location to the north to be away from the trees. He also stated that he would have one of the soil borings tested again. He asked if the soil boring needed to be completed before a plot plan was submitted for the house to be built. He stated there were no public improvements required.

Mrs. Haan stated the letter for the test needed to be received prior to the plot plan and after the plat was recorded.

Mrs. Haan then made a motion to grant approval for **MRP 071/17: Austin O'Hara** subject to the following conditions:

1. Conditions & recommendations in staff's letter dated May 10, 2017; and
2. Receipt by Health Department of dye test results and photos.

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. At least three soil borings in the proposed soil absorption field are required; however the submitted plot plan shows only two soil borings in the proposed soil absorption field and one soil boring in the general area of the soil absorption field. Additional soil borings may be required at the time of septic application, or a written statement from the soil scientist must be submitted to the Health Department stating that the submitted soils analysis is representative of the soil in the soil absorption field.
2. The existing tile for the subsurface perimeter drain must be dye tested to prove that it is functional prior to approval.

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.

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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 614/17 (REPLAT): SOUTHERN RIDGE, REPLAT OF REPLAT OF LOTS 2, 3 & 4; a replat of lots in a major residential subdivision, 1.01 acres, Guilford Township, S23-T14N-R1E, located on the north side of Southern Ridge Drive, approximately 0.03 mile east of State Road 267. (Kruse Consulting, Inc.)

Mr. Dale Kruse of Kruse Consulting, Inc. appeared on behalf of the applicant. He explained the location of the lots in question and that they had been purchased by an employee of his. He stated that previously these lots had been replatted into one lot. The owner at that time did not develop the lot and sold it. He stated the new owner wished to put the acreage back into its original 3-lot configuration. He stated that the infrastructure was already in place.

Mrs. Johnston made a motion to grant approval for **MAP 614/17 (Replat): Southern Ridge, Replat of Replat of Lots 2, 3 & 4** subject to the conditions and recommendations in staff letter dated May 10, 2017.

Mrs. Haan 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 Southern Ridge.

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.

MAP 686/17 (SECONDARY): BRANCHES, SECTION 10 (PUD 31): a 23-lot major residential subdivision, 6.7 acres, Brown Township, S05-T16N-R2E, located south of County Road 700 North and approximately 0.28 mile east of County Road 1000 East. (The Schneider Corporation)

Mr. Brian Fisher of The Schneider Corporation and Mr. Doug Wagner of Republic Development appeared. Mr. Fisher stated that he had emailed a copy of the water allocation letter. He stated that the topsoil stockpile near the pond would be used and he asked if it needed to be done with construction or immediately.

Mr. Dombrosky stated that needed to be noted on the plans.

Mr. Wagner stated the soil would be used during construction.

Mr. Fisher then referred to the granular fill comment and stated it would be noted on the plans. He stated they would show the structure numbers on all pages of the plans. He stated he had emailed staff a photo of the existing structures with numbering and asked if that was sufficient.

Mr. Dombrosky stated yes.

Mr. Fisher then stated that the details for the handicap ramps would be removed from the plans as none were to be installed.

Mr. Dombrosky stated all of his concerns had now been addressed.

Mrs. Haan then made a motion to grant secondary approval for **MAP 686/17: Branches, Section 10 (Secondary)** subject to the conditions and recommendations in staff's letter dated May 9, 2017.

Mrs. Johnston seconded the motion.

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

Mr. Dombrosky asked Mr. Fisher to get him a set of revised plans and Mr. Fisher said those revised plans should be ready in a week.

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. The temporary top soil stockpile needs to be moved away from the pond.
2. The sanitary within Lots 216 to 219 is at the outer end of the zone requiring full depth granular fill. The edge of the trench would be within that zone so it must be determined if this is satisfactory without granular fill.
3. Structure numbers must be shown on all pages. Existing structures were numbered when installed and they should match the number shown.
4. If there are no handicap ramps to be installed, those details should be removed from the plan set.

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. 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.

There being no further business, the meeting was adjourned at 9:34 a.m.

Tim Dombrosky, Chairman