

August 9, 2017

The Hendricks County Area Plan Commission Administrative and Plat Committee held a meeting on Wednesday, August 9, 2017 at 9:00 a.m. in the Hendricks County Government Center, Rooms 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. Ginger Harrington, Environmental Health Department; and David Gaston, County Surveyor. Also present was: Mr. Nick Hufford, Planner; and Mrs. Kim Cearnal, Acting 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 and July 12, 2017 meetings.

It was determined that there were not enough members present who had attended the July 12, 2017 meeting so approval for those minutes was continued until next month's meeting.

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

Mrs. Harrington seconded the motion.

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

Mr. Dombrosky then stated that a continuance would be needed for the public hearing item on the agenda, that being **MIP 1085/17: Hendricks Power Cooperative**. He stated that the applicant had not received Drainage Board approval due to a late application. Mr. Dombrosky stated he would still open the public hearing and seeing no one present to speak, he closed the public hearing.

Mrs. Johnston made a motion to grant a thirty (30) day continuance for **MIP 1085/17: Hendricks Power Cooperative**.

Mrs. Harrington seconded the motion.

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

Mr. Dombrosky then moved on to the business session items as follows:

MRP 078/17: ALAN & ABIGAIL YEAGER; a 1-lot minor residential plat, 3.85 acres, Clay Township, S34-T15N-R2W, located on the north side of County Road 450 South, approximately 0.50 mile west of County Road 525 East. (Kruse Consulting, Inc.)

Mr. Dale Kruse of Kruse Consulting, Inc., 7384 Business Center Drive, Avon, appeared on behalf of the Yeagers. He stated the plat was being done to clean up the settlement of an estate whereby they had sold the surrounding farmland which had created an illegal lot split. Mr. Kruse stated that they had received Drainage Board approval for the project. He added that a septic system would be installed in the upper northwest portion of the property and that Mrs. Harrington's office would be receiving the application shortly.

Mrs. Harrington stated she was okay with that as long as it was done prior to recording of the plat.

Mr. Dombrosky asked for further questions or comments. There being none, he called for a motion.

Mrs. Johnston made a motion to grant approval for **MRP 078/17: Alan & Abigail Yeager** subject to the conditions and recommendations in staff's letter dated August 9, 2017 and subject to approval and installation of a septic system prior to recording.

Mrs. 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. Staff recommends 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. 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 Plat Address Information Sheet submitted with the plat application does not constitute a request for addresses

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DPR 459/17 (SECONDARY): ATTIC SELFSTOR, LLC; a development plan review to establish a self-storage facility, 2.62 acres, Liberty Township, S02-T14N-R1W, located approximately 0.07 mile west of the intersection of Church Street and State Road 39 on the north side of Church Street. (Kruse Consulting, Inc.)

Mr. Dale Kruse of Kruse Consulting, Inc. appeared along with Mr. Kent Cooper of Stone Creek Development. Mr. Kruse reviewed the request for secondary approval and stated that at last month's meeting they had received their primary approval for the project. He also stated that they had received final Drainage Board approval as well. He stated although sewer was available, there would be no office building. He stated that the proposal was to construct six (6) self-storage units on 2.62 acres and he pointed out the location of the project. He explained how the drainage would be designed.

Mr. Gaston stated that the only concern was the conveyance of the drainage to the outlet.

Mr. Kruse then reviewed the recommendations in staff's letter dated August 9, 2017. He stated Mr. Cooper was working with the Subdivision Inspector on the estimate of construction cost and posting of a performance bond. He discussed the building design that was being worked on currently.

Mr. Dombrosky stated he was not concerned about the architectural plans and requested a full size set when available.

Mr. Kruse then addressed the erosion control details and if not already worked out, they would do so with Mr. Salsman. He stated that the storm structures had been shown on the plans and he asked about the width of the sidewalk and whether six feet was acceptable.

Mr. Dombrosky stated that was okay.

Mr. Kruse stated that a note had been added stating that Bituminous material in the right of way must meet INDOT specifications. Mr. Kruse then noted that on their plans, they showed concrete pipe and that Mr. Cooper would like the option to use plastic piping instead. He stated it would be outside of the right-of-way and that it was a private drain all of the way.

Mr. Gaston stated since it was a private drain, it was up to the applicant on what type of piping to use.

Mr. Kruse added that as long as the pipe was bedded correctly, he would be okay with the plastic.

Mr. Gaston stated that would be okay since it was not a regulated drain, which would require the use of concrete.

Mr. Kruse stated that they would be using dual walled smooth interior and perforated.

Mr. Gaston asked how much cover would there be.

Mr. Kruse was not sure about that but that it would be bedded correctly.

There being no further questions or comments, Mr. Dombrosky called for a motion specifying that the plastic pipe was okay to use.

Mrs. Johnston made a motion to grant approval for **DPR 459/17 (Secondary): Attic SelfStor, LLC** subject to the following conditions:

1. Conditions and recommendations in staff's letter dated August 9, 2017; and
2. Approving the installation of plastic piping as an allowable alternative to concrete.

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Mrs. 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. The project engineer must provide an estimate of construction cost and post a performance guarantee prior to the issuance of an Improvement Location Permit.
2. This development is subject to the Non-residential Design Standards in the Hendricks County Zoning Ordinance. Architecture plans submitted don't show sufficient detail to determine compliance. Plans submitted with application for ILP will be required to comply.
3. The erosion control details show 1 blanket to be installed in a swale with a 2 foot bottom. This will allow approximately 1.5 feet to be on the slope which, depending on the depth of the swale, may not be sufficient to cover much of the bank.
4. Storm Structures should be shown and numbered on all pages.
5. Sidewalk width needs to be shown.
6. A note should be added stating that Bituminous material in the right of way must meet INDOT Specifications.

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 must be obtained from the Drainage Board prior to Secondary Approval 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. 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. To obtain addresses, the applicant must submit a request to the Planning and Building Department. The Plat Address Information Sheet submitted with the plat application does not constitute a request for addresses.

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6. 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.
7. No Improvement Location Permit/Building Permit shall be issued until any plat associated with Secondary Development Plan Review has been recorded.
8. 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 9:13 a.m.

Tim Dombrosky, Chairman