

September 13, 2017

The Hendricks County Area Plan Commission Administrative and Plat Committee held a meeting on Wednesday September 13, 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; Mr. John Ayers, County Engineer; Mrs. Sonnie Johnston, Plan Commission Member Representative; Mrs. Julie Haan & Mrs. Ginger Harrington, Environmental Health Department; and 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 five (5) members present.

Mr. Dombrosky then called for approval of the minutes for the July 12, 2017 and August 9, 2017 meeting minutes.

Mrs. Johnston made a motion to grant approval for the July 12, 2017 meeting minutes.

Mrs. Haan seconded the motion.

FOR – 5 –                      AGAINST – 0 –                      ABSTIANED – 0 –

Mrs. Johnston made a motion to grant approval for the August 9, 2017 meeting minutes.

Mrs. Harrington seconded the motion.

FOR – 3 –                      AGAINST – 0 –                      ABSTAINED – 2 –

Mr. Dombrosky then moved on to the public hearing item as follows:

**MIP 1085/17: HENDRICKS POWER COOPERATIVE;** a 1-lot minor subdivision, 2.377 acres, Franklin Township, S25-T14N-R2W, located south of the existing Wabash Valley Power Substation and on the east side of County Road 350 West, approximately 0.29 mile north of West County Road 1000 South. (Sandra L. Jones PE/WSP USA, Inc.)

Ms. Sandra L. Jones representing the applicant appeared.

Mr. Dombrosky stated that the applicant had recently received their Drainage Board approval. He asked if they had received the easement with the labeled easement lines.

Mrs. Jones stated that a hard copy had been mailed.

Mr. Dombrosky stated that he had a version of it that satisfied their comments and with the Drainage Board approval, there were no other outstanding items.

Mr. Ayers asked about the right-of-way issue.

Mr. Dombrosky stated that issue had been resolved with the applicant's plan to pave up to the right-of-way.

Mrs. Jones stated they would be paving with concrete the forty (40) feet from the right-of-way.

Mr. Ayers asked if a waiver was granted for the hard surface on the rest of the property.

Mr. Dombrosky stated that would be done through a modification and it would be part of the motion for approval of the DPR portion of the application.

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Mr. Dombrosky asked for further questions or comments. There being none, Mr. Dombrosky opened the public hearing. There being no one signed up to be heard, Mr. Dombrosky closed the public hearing. There being no further questions or comments, Mr. Dombrosky called for a motion.

Mr. Ayers made a motion to grant approval for **MIP 1085/17: Hendricks Power Cooperative** subject to the conditions and recommendations in staff's letter dated September 13, 2017.

Mrs. Haan seconded the motion.

FOR – 5 –                      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. The easement lines need labeled on all pages.
2. The George Reitzel Ditch needs to be shown and labeled on all pages.
3. Right of way must be shown and labeled on all pages.

**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 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 or development plan must be obtained from the Drainage Board prior to Approval by the Plan Commission. In addition, an Erosion Control Permit issued by the Hendricks County Surveyor is required for individual building lots prior to obtaining a Building Permit.
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 Engineer's Office. The Plat Address Information Sheet submitted with the plat application does not constitute a request for addresses.

**DPR 460/17 (SECONDARY): STILESVILLE SUBSTATION;** a development plan review to establish a utility substation, 2.377 acres, Franklin Township, S25-T14N-R1W, located south of the existing Wabash Valley Power Substation and on the east side of South County Road 350 West, approximately 0.29 mile north of West County Road 1000 South. (Sandra Jones/WSP USA)

Ms. Sandra Jones of WSP USA appeared again to discuss the secondary approval for the development plan to establish a utility substation. She stated she had discussed the staff recommendations with the engineering inspector, Roger Salsman.

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Mr. Dombrosky stated that a modification should be added to the development standards to allow a gravel entrance drive. Mr. Dombrosky asked for further questions or comments and there being none, he called for a motion.

Mr. Ayers made a motion to grant secondary approval for **DPR 460/17 (Secondary): Hendricks Power Co-op (Stilesville Substation)** subject to the following:

1. Conditions and recommendations in staff's letter dated September 13, 2017; and
2. Granting a modification of the development standards to allow a non-hard surface entrance drive.

Mrs. Haan seconded the motion.

FOR – 5 –

AGAINST – 0 –

ABSTAINED – 0 –

**DRAINAGE CONDITIONS:**

1. 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. It appears there will be a significant quantity of spoil which will need to be removed from the site. The erosion control plans should address this issue.
3. The erosion control plans don't appear to be complete.

**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 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 or development plan must be obtained from the Drainage Board prior to Approval by the Plan Commission. In addition, an Erosion Control Permit issued by the Hendricks County Surveyor is required for individual building lots prior to obtaining a Building Permit.
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 Engineer's Office. The Plat Address Information Sheet submitted with the plat application does not constitute a request for addresses.

**MRP 079/17: MANDI N. GOODLET;** a 1-lot minor residential plat, 5.95 acres, Liberty Township, S26-T15N=R1W, located on the east side of County Road 101 East, approximately 0.4 mile north of County Road 400 South. (Kruse Consulting, Inc.)

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Mr. Dale Kruse of Kruse Consulting, Inc. appeared on behalf of the applicant, to separate the house from the balance of the property. He stated that there were no comments to address in the staff's letter.

Mr. Dombrosky added that comments from the last staff letter had mentioned clearing trees and adding a note about the fence encroachment.

Mr. Kruse commented that the trees had been cleared and it was ready for the engineering inspector to take a look at.

Mrs. Haan then made a motion to grant approval for **MRP 079/17: Mandi N. Goodlet** subject to the conditions and recommendations in staff's letter dated September 13, 2017.

Mrs. Johnston seconded the motion.

FOR – 5 –                      AGAINST – 0 –                      ABSTAINED – 0 –

The conditions and recommendations in staff's letter were as follows:

**DRAINAGE CONDITIONS:**

1. 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 or development plan must be obtained from the Drainage Board prior to 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 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.
4. The Hendricks County Planning and Building Department must be notified at least seventy-two (72) hours prior to any site improvements being installed.

Mr. Gehring then made a comment on **MIP 1085/DPR 460 Hendricks Power Cooperative**. He stated that the County Surveyor, David Gaston, had informed him that although the minor plat had received approval at the Drainage Board, the development plan had only received primary approval. He added that it would receive final Drainage Board approval at the last meeting of the month on September 26, 2017. He added that if the committee wanted to grant final approval subject to the final approval by the Drainage Board, Mr. Gaston would be okay with that.

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Mr. Dombrosky responded that it was set out in staff's letter that approval was also subject to the Drainage Board's final approval.

There being no further business, the meeting was adjourned at 9:18 a.m.

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Tim Dombrosky, Chairman