

HENDRICKS COUNTY AREA PLAN COMMISSION
AGENDA
TUESDAY, DECEMBER 11, 2018

6:30 PM
Rooms 4 and 5
Hendricks County Government Center
355 South Washington Street #212
Danville, Indiana 46122

- **PLEDGE OF ALLEGIANCE**

- **APPROVAL OF THE MINUTES FOR THE NOVEMBER 13, 2018 MEETING**

- **PUBLIC HEARINGS**

Public hearing items have been advertised according to law. For items involving a piece of land, courtesy notices have been sent to some property owners in the vicinity and a sign with information pertaining to the case has been posted on the property. Testimony for and against each proposal will be taken and a decision by the Plan Commission will be made. The Commission may continue an item to another date for hearing if the public is better served by such a continuance.

ZA 459/18: CLOVER COMMUNITIES HENDRICKS, LLC; a zoning amendment change from AGR/Agriculture Residential District to RE/Multi-Family Residential District, 10.26 acres, Washington Township, S29-T16N-R2E, located on the north side of East County Road 200 North, approximately 0.26 mile west of North Ronald Reagan Parkway. (McBride Dale Clarion)

MIP 1050/18 (REPLAT LOT 1): SIMONCRE JC X, LLC; a replat of Lot 1 in a minor subdivision plat, 5.168 acres, Lincoln Township, S20-T16N-R2E, located on the north side of East U.S. Highway 136, approximately .04 mile west of Raceway Road, more commonly known as 10992 East U.S. Highway 136. (American Structurepoint)

DPR 469/18 (PRIMARY): O'REILLY AUTO PARTS; a development plan review to establish a new retail store, 1.12 acres, Lincoln Township, S20-T16N-R2E, located on the northwest corner of U.S. Highway 136 and North Raceway Road. (American Structurepoint)

DPR 470/18 (PRIMARY): MERCER MACHINE AT HEARTLAND CROSSING (LOT 88, HEARTLAND CROSSING BUSINESS PARK); a development plan review to establish a new machine shop, 3.414 acres, Guilford Township, S20-T14N-R2E, located on Leases Corner Court, approximately 0.15-mile northeast of the intersection of South County Road 1025 East and East Hendricks County Road. (Maurer Surveying)

MAP 741/18 (PRIMARY): RONALD & SHANNON BEAMAN (REPLAT OF MIP 896, LOT 1); a 4-lot major subdivision plat and replat of an existing 3-lot minor subdivision, 14.21 acres, Marion Township, S18-T15N-R2W, located on the south side of West County Road 100 South, approximately 0.28 mile west of South County Road 775 West. (Survey First, LLC)

- **BUSINESS SESSION**

In its business session, the Plan Commission meets in open session to discuss each item and make a decision. By law, a business session agenda is posted at least 48 hours prior to this meeting. This is not a public hearing. No testimony is taken unless the Plan Commission requests it. The Commission may continue an item to another date for hearing if the public is better served by such a continuance.

DPR 469/18 (SECONDARY): O'REILLY AUTO PARTS; a development plan review to establish a new retail store, 1.12 acres, Lincoln Township, S20-T16N-R2E, located on the northwest corner of U.S. Highway 136 and North Raceway Road. (American Structurepoint)

DPR 470/18 (SECONDARY): MERCER MACHINE AT HEARTLAND CROSSING (LOT 88, HEARTLAND CROSSING BUSINESS PARK); a development plan review to establish a new machine shop, 3.414 acres, Guilford Township, S20-T14N-R2E, located on Leases Corner Court, approximately 0.15-mile northeast of the intersection of South County Road 1025 East and East Hendricks County Road. (Maurer Surveying)

MAP 741/18 (SECONDARY): RONALD & SHANNON BEAMAN (REPLAT OF MIP 896, LOT 1); a 4-lot major subdivision plat and replat of an existing 3-lot minor subdivision, 14.21 acres, Marion Township, S18-T15N-R2W, located on the south side of West County Road 100 South, approximately 0.28 mile west of South County Road 775 West. (Survey First, LLC)

- **OTHER BUSINESS**

- **WISHES TO BE HEARD**

This is where persons wishing informal advice on any matter under the purview of the Plan Commission may be heard according to law.

- **DISCUSSION**

Staff and the Plan Commission routinely discuss general matters of planning, zoning and Plan Commission procedure. No action will be taken on any matter requiring public notification unless it has been advertised according to law.

CONTINUANCES

Agenda items labeled "**CONTINUED**" have been administratively continued by staff to a future public hearing. Agenda items labeled "**PETITIONER REQUESTS CONTINUANCE**" have a continuance request that will be heard by the Plan Commission at the hearing. The Plan Commission may or may not grant the continuance which means the agenda item may or may not be heard at this hearing. Please note that a petitioner may request a continuance at any time up to the hearing or at the hearing and, as a result, a continuance request may not appear on the agenda in all cases. The Plan Commission may itself continue an agenda item as may be found necessary. Call (317) 745-9255 if you have a question about the most current status of an agenda item.

CASE INFORMATION

Information pertaining to these cases is available on the Hendricks County web site www.co.hendricks.in.us. It is also available to the public weekdays from 8:00 a.m. to 4:00 p.m. at the Department of Planning and Building, Hendricks County Government Center, 355 South Washington Street, Danville, Indiana 46122. There are times during routine application processing when files may not be immediately available. Written objections to any item on the agenda may be filed with the secretary of the Plan Commission before the hearing. At the hearing, oral comments concerning each Public Hearing proposal will be heard. The jurisdiction of the Plan Commission is all of Hendricks County except the towns of Avon, Brownsburg, Clayton, Danville, Lizton, Pittsboro, and Plainfield. For more information, call (317) 745-9255.

SPECIAL ACCOMMODATIONS

For special accommodations needed by handicapped individuals planning to attend this hearing, please call (317) 745-9254 at least 48 hours in advance of the meeting.

RULES FOR PUBLIC SPEAKING

1. *If you wish to speak regarding a particular case, please sign the correct sign-in sheet.*
2. *For each case, Petitioner will have 15 minutes to make a presentation.*
3. *When the Public Hearing portion for each case is opened, please give your name and address at the podium and speak for no more than 3 minutes, or up to 10 minutes if you are representing a group. Discourteous, disorderly or contemptuous conduct shall be regarded as a breach of courtesy. Comments made by remonstrators shall be directed to the Commission and not to the applicant or any other person.*
4. *Every person appearing before the Commission shall abide by the directions of the President.*
5. *The Petitioner will have the opportunity to respond to remarks made by a remonstrator and answer additional questions from the Commission.*
6. *Once all testimony is taken, the public portion of the hearing is closed, and no further testimony will be taken.*
7. *The Commission may ask questions at any time of the Remonstrators or the Petitioner.*