

October 10, 2018

The Hendricks County Area Plan Commission Administrative and Plat Committee held a meeting on Wednesday October 10, 2018 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, Chairman; Mr. Brian Portwood, Environmental Health Department; Mr. Kim Galloway, Assistant County Engineer; Mr. David Gaston, County Surveyor, and Mrs. Sonnie Johnston, Plan Commission Representative. Also present was: Mrs. Suzanne Baker, Senior 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 September 12, 2018 meeting.

Mrs. Johnston made a motion to grant approval for the September 12, 2018 meeting minutes.

Mr. Gaston seconded the motion with Mr. Portwood and Mr. Galloway abstaining.

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

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

MIP 1098/18: DPJ FARMS, LLC; a 3-lot minor subdivision, 8.5 acres, Brown Township, S15-T17N-R1E, located on the west side of State Road 267, approximately 0.3 mile north of County Road 1000 North. (Kruse Consulting, Inc.)

WA 301/18: MIP 1098 DPJ FARMS, LLC; a Waiver of the Subdivision Control Ordinance, Section 6.12 (1.b.) Sidewalks, Pathways and Pedestrian Ways. (Kruse Consulting, Inc.)

Mr. Dombrosky stated that the issues preventing approval at the last meeting had still not been resolved and he requested any updates from Mr. Kruse.

Mr. Dale Kruse of Kruse Consulting, Inc. appeared on behalf of the applicant, DPJ Farms, Inc. Mr. Kruse requested a ninety (90) day continuance for their petition as he felt that the applicant would need a good bit of time to resolve the issues with the Hendricks County Health Department.

Mrs. Baker asked if a 90-day continuance would be allowed.

Mr. Dombrosky replied yes, but no more than 90 days.

There was a consensus among the members to grant the continuance request.

Mrs. Johnston then made a motion to grant a ninety (90) day continuance to the January 9, 2019 meeting for **MIP 1098/18: DPJ Farms, LLC** and **WA 301/18** for a waiver of the sidewalk requirement.

Mr. Gaston seconded the motion and the vote was unanimous.

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

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MIP 1100/18: FRED & VICKI BURKE; a 2-lot minor subdivision, 8.412 acres, Clay Township, S28-T15N-R2W, located on the east side of South County Road 700 West, and approximately 0.16 mile south of County Road 350 South, east of the intersection with South State Road 75. (True North Surveying)

Mr. Dombrosky stated that since this petition had not been properly advertised by the applicant, the matter would be continued for thirty (30) days and since it was a staff continuance, no vote was needed.

Mr. Dombrosky stated that concluded the public hearing items and the business session items would continue next as follows:

MRP 098/18: KEVIN SWAIN; a 1-lot minor residential plat, 3.00 acres, Union Township, S30-T17N-R1W, located on the east side of North County Road 300 West, at the southeast corner of West County Road 850 North and North County Road 300 West. (Hause Surveying & Engineering)

Mrs. Baker stated this petitioner had not applied in time to the Drainage Board.

Mr. Dombrosky called for a motion to continue this matter.

Mrs. Johnston made a motion to continue **MRP 098/18: Kevin Swain** for thirty (30) days to the November meeting.

Mr. Gaston seconded the motion and the vote was unanimous.

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

MRP 099/18: MICHAEL WOOLARD; a 1-lot minor residential plat, 19.51 acres, Clay Township, S06-T14N-R2W, located approximately 0.11 mile west of the intersection of Mill Street and Water Street in the Town of Coatesville. (Moench Engineering)

Mr. Gaston stated that the engineer did not appear at the Drainage Board meeting and it was continued to the November meeting.

Mrs. Johnston made a motion to continue **MRP 099/18: Michael Woolard** for thirty (30) days to the November meeting.

Mr. Gaston seconded the motion and the vote was unanimous.

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

MAP 643/18 (PUD 20) (SECONDARY): THE PARKS AT PRESTWICK, PHASES 9 & 10; a 12-lot major subdivision/planned unit development, 20.53 acres, Washington Township, S08-T15N-R1E, located approximately 0.50 mile north of County Road 100 South and 0.50 mile east of County Road 400 East (Banning Engineering)

Mr. Bob Staton of Banning Engineering appeared on behalf of the applicant. He stated that the development had received Drainage Board approval. Mr. Staton went on to discuss the recommendations in staff's letter of October 10, 2018. He discussed comment #3 regarding fills on certain lots.

Mr. Dombrosky stated that the question was what kind of fill it was and when inspecting it, they needed to know if it would be a compacted fill.

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Mr. Gaston added that the ordinance required a certain compaction and type of fill.

Mr. Staton indicated he would work with Mr. Gaston's office on that request. Mr. Staton then went on to discuss the dedicated conduit for the sump pumps. He stated that they had outlets for each of those pumps and some were outletted to a curb drain.

Mr. Gaston stated that the Engineer's office did not allow that now. He stated there needed to be another option for those pumps.

Mr. Staton agreed to look at that.

Mr. Gaston added that they needed to be cognizant of erosion.

Mr. Staton replied that he understood and would ask for approval subject to solving all of those concerns.

Mr. Gaston stated he would be okay with approval subject to all of those details being worked out.

There was a consensus among the members to grant approval subject to conditions.

Mr. Gaston then made a motion to grant secondary approval for **MAP 643/18: The Parks at Prestwick, Phases 9 & 10 (Secondary)** subject to the following conditions:

1. Staff conditions and recommendations in letter dated October 10, 2018; and
2. Project engineer to work with County Surveyor on details for fills and sump pump outlets prior to recording of the plat.

Mr. Portwood seconded the motion and the vote was unanimous.

FOR – 5 – AGAINST – 0 – AGAINST – 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. A dedicated conduit needs to be constructed for sump pump outlets.
2. For Section 9, Page 200 states curb detail on this page that is actually on P501.
3. For Section 9, provide additional details on what they want for the fills in Lots 310 and 31 (as of 10/2 the Surveyor's Office, Clean Water and Planning Dept. still need figure a solution, will discuss at meeting).

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.
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 653/18 (SECONDARY): WOODCREEK CROSSING, SEC. 11 (SECONDARY); a 25-lot major subdivision section, 10.27 acres, Washington Township, S26-T16N-R1E, located on the south side of Northfield Drive & west of County Road 800 East, at the south terminus of Meadow Creek. (Abercrombie & Associates, Inc.)

Since no one was present to present this matter, Mr. Dombrosky asked Mrs. Baker if she had spoken with anyone from the project.

Mrs. Baker stated that she had recommended that someone should show up to the meeting.

Mr. Gaston asked where the matter now stood.

Mr. Dombrosky stated that they had been waiting on the Allocation Letter and that had now been received.

Mr. Gaston stated that the project had received Drainage Board approval.

Mr. Dombrosky added that even though no one had shown up to the meeting on the matter, he was of the opinion to approve it as everything had been resolved.

Mr. Gaston then went ahead and made a motion to grant secondary approval for **MAP 653/18: Woodcreek Crossing, Section 11 (Secondary)** subject to the following conditions:

1. Conditions and recommendations in staff's letter dated October 10, 2018; and
2. Subject to the Hendricks County Stormwater Ordinance and Handbook.

Mrs. Johnston seconded the motion and the vote was unanimous.

FOR – 5 –

AGAINST – 0 –

ABSTAINED – 0 –

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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. Project has received Drainage Board approval and its allocation letter.

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 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.
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 739/18 (SECONDARY): SONORA, SECTION 1; a 25-lot major subdivision/planned unit development, 25.041 acres, Brown Township, S05-T16N-R2E, located west of Raceway Road, between County Road 650 North and County Road 700 North. (Banning Engineering)

Mr. Jason Coyle of Banning Engineering and Mr. Jonathan Isaacs of MI Homes appeared. Mr. Coyle addressed the conditions and recommendations in staff's letter dated October 10, 2018. Mr. Coyle passed out response letters addressing these comments. He stated that in regard to Comment #1, they had revised the plans to show the taper rates for the lane shifts on Raceway Road that were now 25:1 and in regard to Comment #2 they had complied with showing the temporary cul-de-sac radius of 50 feet.

Mr. Dombrosky asked if Mr. Ayers was okay with the responses and Mr. Coyle stated he had received a favorable email from Mr. Ayers.

Mr. Coyle stated they would also comply with the request in Comment #3 to use w-beam guardrail. He added that structure numbers in Comment #4 had been reviewed and revised on the plans. He stated that any storm outside of Section 1 had been removed from the plans. He stated in Comment #6 that the pipe run had been renamed. He stated in Comment #7, a key was added on all erosion control pages. He stated that MI Homes would apply for sign permits and that they had added a trash guard detail to each of the pond outlets as well. He stated that they had already added the addresses to the plat. He went on to add that they had received comments from Citizen's Water and from the Hendricks County Regional Sewer District and their comments were being addressed and plans would be resubmitted when revisions were complete. He stated that they had addressed all the comments from the Clean Water Department and he gave a copy of the comments to Mr. Dombrosky. He then reviewed those comments with the members and answered their questions and concerns.

Mr. Gaston asked if an Allocation Letter had been received.

Mr. Coyle stated they had not received that as yet.

Mr. Dombrosky explained that there was an allocation approved with a previous owner of the property and the current owner was working to purchase the existing allocation.

Mr. Portwood stated he understood.

Mr. Gaston then mentioned the offsite easement needed to be in place prior to recording.

Mr. Dombrosky mentioned their compliance with adding a perimeter silt fence along the roads.

There being no further questions, Mr. Dombrosky called for a motion.

Mr. Gaston made a motion to grant secondary approval for **MAP 739/18: Sonora, Section 1 (Secondary)** subject to the following:

1. Conditions and recommendations in staff's letter dated October 10, 2018;
2. Recording of offsite drainage easement prior to recording;
3. Resolution of offsite utilities prior to recording; and
4. Securing transfer of sewer allocation to MI Homes prior to recording.

The motion was put on hold while a discussion was had on the easements to be secured across the Branches subdivision and that there were multiple ways that could be worked out satisfactorily.

Mrs. Johnston then seconded the motion and the vote was unanimous.

FOR – 5 – 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 taper rates for the lane shifts on Raceway Road must be 25:1, not 18:1 as shown.
2. The temporary cul-de-sac must have a radius of 50'.

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3. Barricades placed at the ends of the temporary stub streets and the cul-de-sac must include 2 panels of w-beam guardrail at a minimum, in addition to the reflectors shown in the plans.
4. Structure numbers need to be checked for consistency and correctness.
5. On pages 120-123 the storm not being installed as part of Section 1 needs to be lightened.
6. On page C311, rename the pipe run 118 to 128 as 128 is not shown on the profile.
7. Add a key on all erosion control pages.
8. Sign Permit application is required for the proposed monument entry and wayfinding signs.
9. Add trash guards on the outlet orifice of the pond outlet.

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.
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.

Mrs. Johnston then made a motion to adjourn the meeting at 9:37 a.m.

Mr. Galloway seconded the motion.

FOR – 5 –

AGAINST – 0 –

ABSTAINED – 0 –

Tim Dombrosky, Chairman