

November 14, 2018

The Hendricks County Area Plan Commission Administrative and Plat Committee held a meeting on Wednesday November 14, 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. John Ayers, County Engineer; Mrs. Julie Haan, Environmental Health Director; and Mrs. Sonnie Johnston, Plan Commission Representative. Also present was: Mrs. Suzanne Baker, Senior Planner; and Mrs. Joanne Garcia, Recording Secretary. Mr. Brian Portwood of the Environmental Health Department appeared to vote on approval of the minutes for the meeting he had attended in October.

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 October 10, 2018 meeting.

Mrs. Johnston made a motion to grant approval for the October 10, 2018 meeting minutes.

Mr. Portwood seconded the motion with Mr. Ayers and Mrs. Haan abstaining.

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

Mr. Portwood then left the meeting.

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

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. Troy Terew of True North Surveying appeared on behalf of the Burkes. He stated the request was for a 2-lot minor subdivision of 8.412 acres and he reviewed the location of the site. He stated the acreage was being separated from a 40-plus acre farm owned by the Burkes. He explained that Mr. Burke was going to build a new home on one of the lots and the second lot would be for his daughter. He stated that Mr. Burke was also looking to sell the remaining land and continue its use as a farm.

Mr. Dombrosky stated that there were no staff recommendations and no changes. He then opened the public hearing. There being no one signed up to be heard, Mr. Dombrosky closed the public hearing. There being no further discussion, Mr. Dombrosky called for a motion.

Mr. Ayers made a motion to grant approval for **MIP 1100/18: Fred & Vicki Burke** subject to the staff's letter dated November 14, 2018.

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

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

Mr. Dombrosky then asked Mr. Terew if there was a remainder on this split.

Mr. Terew stated yes that there was a remainder of 33 acres with an existing home.

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. Splitting an existing 8.5-acre lot into two (2) lots, a 5.45-acre lot and a 2.475-acre lot.

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. 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 rate 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 required on each lot prior final design of the septic systems.
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.

MIP 1101/18: SCOTT A. KING; a 1-lot minor subdivision, 2.34 acres, Marion Township, S16-T15N-R2W, located on the west side of South County Road 600 West, approximately two miles south of U.S. Highway 36. (Kruse Consulting, Inc.)

Mr. Dale Kruse of Kruse Consulting, Inc. appeared on behalf of Mr. King who wished to create a one-lot minor plat since there had already been a minor residential plat approved on this property. He stated the lot would be approximately 1.8 acres in size. He reviewed the staff comments regarding the septic system and the first comment stated that the system must be moved so that it was not over

the existing drainage tiles. He stated that they had also dye tested the system and submitted the report to the Health Department.

Mrs. Haan asked if Mr. Kruse had an elevation.

Mr. Kruse stated yes and that it was shown on the plan.

Mr. Dombrosky asked if Mr. Kruse would need an exception on the planting of trees.

Mr. Kruse stated no.

There being no further questions or comments, Mr. Dombrosky opened the public hearing. There being no one signed up to be heard, Mr. Dombrosky closed the public hearing and called for a motion.

Mrs. Haan made a motion to grant approval for **MIP 1101/18: Scott A. King** subject to the conditions and recommendations in staff's letter dated November 14, 2018.

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

FOR – 4 – 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. Creating a 1.791-acre lot from a parent parcel.
2. The proposed septic system must be moved so that it is not over the existing drainage tiles.
3. The existing tile must be dye tested and documentation submitted to the Health Department to show that the drain is open, free flowing and adequate outlet for the perimeter drain.

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. 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 rate 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 required on each lot prior final design of the septic systems.

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.

Mr. Dombrosky stated that ended the public hearing items.

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)

Mr. Dan Hause of Hause Surveying and Engineering appeared on behalf of Mr. Swain.

Mr. Dombrosky asked if any changes were requested.

Mr. Hause stated he had made the correction requested for the lot description. He stated he had also been informed that the address was being changed. He added that this was basically a three-acre cutout of a 34-acre tract. He stated the applicant wished to build a home on the newly created lot.

Mrs. Baker asked if the project had received Drainage Board approval and Mr. Hause stated that they had.

Mr. Dombrosky asked if the soil borings had been completed and Mr. Hause stated yes.

Mr. Hause also stated that there was no existing home on the remaining acreage and he had shown that remainder on the plat.

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

Mr. Ayers made a motion to grant approval for **MRP 098/18: Kevin Swain** subject to the conditions and recommendations in staff's letter dated November 14, 2018.

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

FOR – 4 – 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. Applicant needs to apply and get Drainage Board approval before the project is heard at the Administrative and Plat Committee.
2. Make correction of the lot description noted on the Development Plan.

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 required 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.

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)

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Mr. Dombrosky stated that this matter had not received Drainage Board approval.

Mrs. Baker stated that the engineer had requested that this matter be withdrawn.

Mr. Ayers made a motion to deny approval for **MRP 099/18: Michael Woolard**.

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

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

Mrs. Haan asked what the procedure for this was going forward.

Mr. Dombrosky stated that if the project engineer wanted to refile the same project, he would be required to wait for a certain time period and if the project engineer was going to submit a different project, he could do so during a regular submittal.

MIP 506/18 (REPLAT LOT 1): DOUGLAS & LINDA RATLIFF; a 1-lot minor plat replat, 6.14 acres, Lincoln Township, S22-T16N-R1E, located at the southeast corner of the intersection of North County Road 600 East. (Kruse Consulting, Inc.)

Mr. Dale Kruse of Kruse Consulting, Inc. appeared along with Mr. Ratliff. Mr. Kruse reviewed the location of the project and stated that there were two parcels currently existing. He stated that there was an existing minor plat lot and an unplatted parcel around it. He stated that the applicants wished to combine the two and Mr. Ratliff wanted to construct a house in the area where it would straddle the current lot line. Mr. Kruse stated that they were basically enlarging the lot.

Mrs. Haan asked if the soil borings were shown on the plat.

Mr. Kruse stated yes.

Mr. Dombrosky asked if any improvements were being shown.

Mrs. Baker stated there were none shown.

Mr. Kruse stated they had received Drainage Board approval.

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

Mr. Ayers made a motion to approve **MIP 506/18: Douglas & Linda Ratliff (Replat, Lot 1)** subject to the conditions and recommendations in staff's letter dated November 14, 2018.

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

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. Need to show the borings 1,2,3 from October 2018 and borings 1,2,3,4 from 2011- depending on locations some might require a drain.

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 required 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.

EX 266/18: MAP 653 WOODCREEK CROSSING, SEC. 11; an Exception to the Subdivision Control Ordinance – Sec. 3.15 (2.a) – Delay of Asphalt Placement. (Joseph Farruggia/ Woodcreek Crossing Development, LLC)

Mr. Farruggia was not present and Mr. Ayers asked what happened if this exception was granted approval. He asked if it would be delayed and allow the lots to be sold.

Mr. Dombrosky stated that building permits could be obtained but no certificates of occupancy issued until the paving was completed.

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Mr. Ayers commented that it would allow him to start building but not obtain any certificates of occupancy until around next June. He then asked how many lots were involved in this section.

Mr. Dombrosky stated he was not sure about the lot count.

Mr. Ayers then stated he did not think he would have a problem if there was binder down on the roads. He also added if that was not done yet, it might not get done due to the weather.

Mr. Dombrosky commented that their motion could stipulate that there be base coat with binder down.

Mr. Ayers stated he would want some asphalt and not just stone laid down.

The subdivision inspector, Roger Salsman, appeared and gave his report on the project and stated he did not believe it was possible for Mr. Farruggia to get a base coat down now. He stated Mr. Farruggia was asking for the exception because of the possibility that he might be able to get stone down. Mr. Salsman stated he did not believe the weather would allow this to happen.

Mr. Ayers then commented that an approval would be just for surface and not for a layer of asphalt.

Mr. Dombrosky stated the project would have to be monitored closely if the exception was approved.

After further discussion, Mr. Ayers stated he was not in favor of an approval for the Exception and he then made a motion to deny **EX 266/18: MAP 653 Woodcreek Crossing, Sec. 11 – Delay of Final Asphalt Surface.**

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

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

The meeting was adjourned at 9:38 a.m.

Tim Dombrosky, Chairman