

April 10, 2019

The Hendricks County Area Plan Commission Administrative and Plat Committee held a meeting on Wednesday April 10, 2019 at 9:00 a.m. in the Hendricks County Government Center, Rooms 4 & 5, 355 South Washington Street, Danville, Indiana. Members present were Mr. Tim Dombrosky, Chairman; Mr. John Ayers, County Engineer; Mrs. Krista Click, Environmental Health Director; Mr. David Gaston, County Surveyor. Also present were Mrs. Suzanne Baker, Senior Planner; Mrs. Joanne Garcia, Recording Secretary, and Mrs. Brandy Swinford, 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 March 13, 2019 meeting.

Since Mrs. Johnston had not yet arrived at the meeting, the approval for the minutes was moved to the end of the meeting.

It was noted here that the available sign in sheets for the public hearing portion of this agenda were presented and had no names added.

MIP 1105/18: MICHAEL WOOLARD; a 2-lot minor subdivision, 19.51 acres, Clay Township, S06-T14N-R2W, located on the west side of Phillips Street in the Town of Coatesville and along the south side of the Vandalia Trail. (Moench Engineering)

Ms. Kimberly Clayton, 4000 Clarks Creek Road, Plainfield IN 46168 appeared for Moench Engineering.

The staff reviewed the plans.

Mr. Dombrosky asked if she had talked to Brian about the changes.

Ms. Clayton said she had.

Mr. Dombrosky stated that last time they asked that the sewer lines be shown on the plans.

Mr. Ayers asked about the sewer lines.

After the staff looked over the plans, it was noted that the sewer lines are not shown.

Ms. Clark presented the staff with a letter.

Mr. Dombrosky asked if the rights of way shown on the plat are the only ones.

Mr. Ayres asked if we have the allocation letter.

Mr. Dombrosky stated it is a will serve letter.

Mr. Gaston asked about a building setback line.

Ms. Clark stated she believed so.

Mr. Gaston stated it needed to be labeled. There was more discussion regarding the plans.

Mr. Ayres stated that they were substantially there.

Mr. Dombrosky stated they need to take sidewalks, the manhole and existing drives off the plat.

Mr. Gaston stated that the surveyor (James Gill) will follow through on this project even though he is no longer working for Moench Engineering.

Mr. Dombrosky stated that they do not know the location of the sewer and it doesn't have allocation.

Mrs. Click stated that they could work without the allocation for now and make it subject to. She did not know the implications of not having it on the plans.

Mr. Gaston agreed with Mrs. Click. They are both in agreement with the subject to.

Mr. Gaston motioned for approval on **MIP 1105/18: MICHAEL WOOLARD** subject to the following conditions:

1. Staff letter recommendations.
2. Showing the sewer lines on the plans.
3. Labeling the building setback line.
4. Correcting the other notations on the plat.
5. Putting a graphic on the plat showing no legal drain tiles or open ditches.
6. Comment in staff letter recommendation number 4.

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. Add street trees species you are installing on the Development Plan.
2. Existing rights of way must be shown on the plans.
3. Ensure sewer lines are shown on the plans.
4. An allocation letter is required before construction plan will be approved and before on-site construction can begin. Should the sanitary provider determine connection is not feasible, an onsite sewage disposal system shall be required and designed to meet state and local requirements. The Hendricks County Health Department strongly recommends that a suitable location be reserved on each lot for a future onsite sewage disposal field and a future secondary septic field easement until sewer is allocated. Uses in that location shall be limited to those consistent with the proper operation of a septic system and that will not result in soil compaction.

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. The Hendricks County Planning and Building Department must be notified at least seventy-two (72) hours prior to any site improvements being installed.

MIP 1107/19: MARK WAGGONER; a 3-lot minor subdivision, 26.7 acres, Lincoln Township, S16-T16N-R1E, located on the west side of North County Road 575 East, approximately 0.16 mile south of East County Road 450 North. (Benchmark Consulting, Inc.)

Mr. Nathan White of Benchmark Consulting, Inc appeared. He stated it was a 3-lot minor plat. They have had new soil borings done and relocated septic fields. There were inverts shown on the plans. In reference to the 3:1 ratio, there is a note on the plat. The pipe velocity was approved through the Drainage Board. The full flow peak speed for that pipe was 8.4 CFS per second, which is below the maximum limit.

Mr. Ayers asked if he could rip rap that all the way down.

Mr. White stated yes; it would go from the end section all the way down to culvert in the road. He stated they were going to plat the 20-foot easement over the subsurface drain. He felt that addressed the comment in staff letter recommendation number 3. It will be a part of the plat.

Mrs. Baker noted that the sidewalk waiver was approved last month, so they just needed to approve the 3:1 modification.

Mr. Dombrosky opened the public hearing.

Being as there was no one signed up to speak, Mr. Dombrosky closed the public hearing.

Mrs. Click motioned for approval with the 3:1 modification

Mr. Gaston 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. Exceeding the 3:1 lot ratio requires a modification for Lots 1 and 2. Staff does not see problem with this modification due to the sizes of the two lots, as long as these lots are not further subdivided in the future without increased Right of Way access. Add a note on the plat that Lot 1 and Lot 2 will not be further subdivided without increased frontage
- 2. It needs to be confirmed that the velocity of flow exiting the drain pipe along CR 575 E meets the drainage ordinance, and that the channel protection shown downstream will be adequate.

3. Ensure an easement is obtained for the sub surface drain (SSD) existing field tile through Lot 3.

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. The Hendricks County Planning and Building Department must be notified at least seventy-two (72) hours prior to any site improvements being installed.
4. 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.
5. 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.
6. Secondary septic field easements (SSFE) must be shown on the plat, or separate easement document to be recorded with the plat must be provided.
7. 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.

MIP 1108/19: RAMONA S. LEOPARD; a 3-lot minor subdivision, 15.244 acres, Liberty Township, S13-T14N-R1W, located on the east side of South State Road 39, approximately 0.13 mile north of County Road 800 South. (Jeff Trout/Indysurv LLC) (**CONTINUED**)

Mrs. Baker stated they have not yet applied to the Drainage Board.

Mr. Dombrosky asked if they had advertised.

Mrs. Baker stated they had not.

Mr. Gaston stated they had brought in the plans for application to the Drainage Board for May this week.

Mrs. Click stated there were some septic challenges.

Mrs. Baker clarified that it was advertised in the paper, but no notices had been sent out.

Mr. Dombrosky stated that it needs to be continued.

Mr. Ayres motioned to continue **MIP 1108/19: RAMONA S. LEOPARD** for 30 days to the May 15, 2019 meeting.

Mrs. Click seconded the motion.

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

WA 303/19: MIP 1108 RAMONA S. LEOPARD; a Waiver of the Subdivision Control Ordinance, Sec. 6.06 Street Trees. (Jeff Trout/Indysurv LLC) (**CONTINUED**)

Mr. Ayres made a motion to continue **WA 303/19: MIP 1108 RAMONA S. LEOPARD** for 30 days to the May 15, 2019 meeting.

Mrs. Click seconded the motion.

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

MIP 1109/19: KEITH TRACEY; a 2-lot minor subdivision, 6.56 acres, Middle Township, S05-T16N-R1E, located on the east side of North County Road 475 East, approximately 0.15 mile north of the intersection with U.S. Highway 136. (Kruse Consulting, Inc.)

Dale Kruse, Kruse Consulting, Inc.; 7384 Business Center Drive, Avon IN 46123 appears on behalf of Keith Tracey. The purpose of the 2-lot minor plat is that they are doing some estate planning while their mother is still alive. Mr. Tracey is getting one lot and his sister is getting the other. Each lot will be approximately 3 acres. Mr. Tracey intends to build soon. The property is located on the east side of 475 East and slightly north of US 136. Both lots will be on city water their own septic system. The outlet for the perimeter drains were previously discussed. He states that they will drain into the main creek in the back of the property. He states that staff recommendation for the set aside area on Lot 1 be required to have an elevated system, which they acknowledge that. They changed the plat to be off Baldauf Drive instead of 475 East. There was a note added to the plat for the elevation for the drive so that water flows over the driveway.

Mr. Ayres asked about the requirement for the sidewalks.

Mr. Dombrosky stated that the town did call with an interest for having sidewalks there. We do not meet the requirements as the property is a mile and half from a commercial center or a school.

Mr. Ayres stated that he had been contacted by Steve Maple in regard to changing the classification of the road from local to collector and he had mentioned sidewalks as well.

Mr. Kruse stated the no one had talked to him about it.

Mr. Dombrosky stated that he didn't think that we could require it on this plat, but that there should be a note on the plat about when sidewalks become adjacent. That note would be enforced at that time.

Mr. Kruse stated that usually when a sidewalk is required, the sidewalk is constructed when the lot is developed. He questioned how they would handle it if the sidewalk was going to be required but Mr. Tracey's sister hadn't built her house yet.

Mr. Dombrosky stated that they would hold off if she was to be building a house in the immediate future.

Mr. Ayres stated that they would have to know where the driveway was in order to reinforce for construction traffic if the sidewalks were to be in place.

Mr. Kruse stated they would know where the drive was going to be due to the non-access easement.

Mr. Dombrosky stated that they would likely give it a 2-3 month window before enforcing it if was known that a house was going to be built.

Mr. Dombrosky asked what the non-access easement discussion was pertaining to.

Mr. Ayres replied that it was a site distance issue.

Mrs. Click asked what the issues were with the future drive.

Mr. Ayres responded that they wanted to make sure when the driveway was built it would not be done so to impede drainage.

Mr. Dombrosky opened the public hearing.

Being as there was no one signed up to speak, Mr. Dombrosky closed the public hearing.

Mr. Gaston stated that it did receive Drainage Board approval yesterday.

Mr. Ayres motioned to approve **MIP 1109/19: KEITH TRACEY** subject to the staff recommendations.

Mrs. Click 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. For the information of the property owner, the soil boring for the secondary septic field on Lot 1 indicates an above ground system will be needed.
2. Addresses should be off of Baldauf Drive (and not 475 East).
3. Drives must be constructed, and lots graded to ensure that drainage from the roadway will flow away from the roads and across the drives.

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. The Hendricks County Planning and Building Department must be notified at least seventy-two (72) hours prior to any site improvements being installed.
4. 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.
5. The absorption field area 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.
6. Secondary septic field easements (SSFE) must be shown on the plat, or separate easement document to be recorded with the plat must be provided.
7. 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.

DPR 471/19 (SECONDARY): LINDEN SQUARE COMMERCIAL; a development plan review to establish two new commercial shopping center buildings; 4.68 acres, Washington Township, S32-T16N-R2E, located northwest of the intersection of East County Road 100 North and North Raceway Road. (American Structurepoint)

Mr. Gaston stated that they have not figured out how to collect the water drainage and outlet it instead of it flooding the neighbors. They have not received Drainage Board approval.

Mr. Ayres stated he is not sure what is being done with the road frontage requirements.

Mr. Dombrosky stated that they have requested a continuance. This would be the third continuance for them, which is the limit.

Mr. Ayres motioned to continue **DPR 471/19: LINDEN SQUARE COMMERCIAL** for 30 days to the May 15, 2019 meeting.

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

FOR – 4 –

AGAINST – 0 –

ABSTAINED – 0 –

April 10, 2019

There being no further business, the meeting was adjourned at 9:33 a.m.

Tim Dombrosky, Chairman