

August 14, 2019

The Hendricks County Area Plan Commission Administrative and Plat Committee held a meeting on Wednesday August 14, 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. Greg Steuerwald, County Attorney; Mr. Tim Dombrosky, Chairman; Mr. John Ayres, County Engineer; Mrs. Krista Click, Environmental Health Director; Mrs. Tiffany Dalton, Deputy Surveyor; and Mr. Jeff Pell, Plan Commission Representative. Also present were Mrs. Suzanne Baker, Senior Planner; 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.

MIP 1114/19: DAVE TURPIN; a 3-lot minor plat; 20.08 acres, Center Township; S21-T16N-R1W; located northeast of State Road 39 and County Road 350 North. (Accura Land Surveying)

Mr. Philip Going, Accura Land Surveying appeared. He stated that Mr. Turpin had dropped off the inspection agreement. He also noted that the notice of intent had been turned into the Clean Water Department, but he has not heard anything further from them. They have received the driveway permit from INDOT, and it has been approved. He stated that they had turned in two (2) additional soil borings to the Health Department. They now have three (3) soil borings within all the primary septic fields as well as one (1) in the secondary septic fields.

Mrs. Click stated that they had an outstanding comment regarding some of the septic fields may be above ground.

Mr. Dombrosky replied that was due to poor soil conditions.

Mr. Dombrosky opened the public hearing.

It was noted that Mr. Pell arrived at this time.

Mr. Keith Minor, 3498 N. State Road 39, Danville appeared. He stated that most of the problems of trespassing have been with Jim Williams. The issues could have been taken care of, but they have not been and now there is now a lot of hard feelings. He stated Mr. Willis doesn't want three (3) houses behind him. They have all lived there for 50 plus years and they like it how it is. They are resentful of someone coming in from outside and building in their backyard.

Mr. Larry Willis, 626 W. County Road 350 N., Danville appeared. He stated that his only issue was the property line discrepancy, but he was told they are working on that issue.

Mr. Going stated that they have taken into account a 15-foot strip of land that was a discrepancy where the deed said the property line was and where Mr. Willis always believed that it was. He stated that Mr. Turpin is going to give up that 15 feet in order to be on good terms with the neighbors. They have already set stakes at the new location and the plat being turned in reflects that. The legal description is being revised. He stated that a quick claim deed will be executed with Mr. Willis after approval and recording of the plat.

Mr. Dombrosky closed the public hearing.

Mrs. Click motioned for approval of **MIP 1114/19: Dave Turpin** subject to the quick claim deed being recorded prior to the recording of the plat as well as all staff recommendations.

Mrs. Dalton seconded the motion.

FOR – 5 –

AGAINST – 0 –

ABSTAINED – 0 –

The staff conditions and recommendations are as follows:

DRAINAGE CONDITIONS:

Subject to Drainage Board approval and the conditions of the County Surveyor.

STAFF RECOMMENDATIONS:

1. Provide a driveway permit from INDOT for Lot 1.
2. Due to soils, the proposed septic systems may need to be above ground.

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 1115/19: DANE SNYDER; a 3-lot minor plat; 21.35 acres; Eel River Township; S3-T16N-R2W; located on the southeast corner of County Road 700 North and County Road 575 West. (Crossroad Engineers)

Mr. Dombrosky stated that they had requested a continuance. He asked Mrs. Baker why they were requesting the continuance.

Mrs. Baker replied that she believed they needed to address some of the comments that were discussed in the TAC meeting.

Mr. Dombrosky stated that this was the one with the legal drain in the middle and they were exploring whether they could move or relocate that.

Mr. Ayres motioned to continue **MIP 1115/19: Dane Snyder** to the September 11, 2019 meeting.

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

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

MIP 1116/19: CLOVER COMMUNITIES HENDRICKS LLC; a 1-lot minor plat; 10.28 acres; Washington Township; S29-T16N-R2E; located on the north side of County Road 200 North, east of Ronald Regan Parkway across from Persimmon Grove Drive. (Mike Deboy)

Mr. Eric Daniels, C&S Engineers, 141 Elm St., Buffalo NY appeared. He stated that they are platting one (1) parcel of an existing lot. They have already gone through the Development Plan Review process and have addressed all the comments.

Mr. Dombrosky stated that his only question was how the easement was going to work for the existing sewer line that is not in the easement currently.

Mr. Daniels stated that their clients had the sewer located the best they can. The surveyor has been out in the field. They have been working with the adjacent property as the sewer services their site. They are going to offer the adjacent property owner a 24-foot wide additional easement from the center line of the location of the sewer with a restriction that if they do have to replace that line in the future, that they place it in the existing easement.

Mr. Ayres confirmed that there would be two (2) easements. One that was existing and another to cover the actual location of the sewer line.

Mr. Daniels replied that was correct.

Mr. Dombrosky asked if they had talked to Jim Mardis about it.

Mr. Daniels stated that they knew about it. They have gone through their comments and resubmitted it.

Mrs. Click asked if one of the easements was located where the building was.

Mr. Daniels replied that they replaced the garages that were located there with parking spaces when they found the location of the sewer.

Mr. Dombrosky opened the public hearing.

Ms. April Parham, 10205 Broad St. appeared. She has taken over as the community manager of the adjacent property. She stated that they just received the letter the day before, but it was dated for July. The owner had asked her to request that they be able to review the plans. He was unsure about what was going on. She stated that she believed there was a concern about possibly tapping into something on their property.

Mr. Dombrosky stated that plans could be given to them. He thought they had been involved from the start.

Ms. Parham stated they were not.

Mr. Ayres stated that her predecessor was at a previous meeting speaking about this petition. They were aware of it and had seen the plans, he believed.

Ms. Parham stated that the owner was aware of it, but that he was not aware of the meeting today. It was her understanding that they were not in agreement on property lines or certain things coming into their area.

Mr. Daniels stated that originally in their western detention pond they were showing a storm line coming into the pond. There were negotiations for an easement for that. Also, there are two (2) small corners of the property that are in the floodplain. Sometimes that is an issue with their lenders, so they were requesting that those corners remain with the parent parcel. Since then, the lenders have agreed that it would not be an issue, so they have abandoned the plan to drain into the Avon Lakes pond. They are running their storm sewer to the back of their property, so there will be nothing draining into their pond except sheet flow, which drains there now. He stated that they are not connecting into the existing sewer.

Mr. Dombrosky asked if the terms of the new easement had been worked out.

Mr. Daniels stated that they had not.

Mr. Dombrosky stated he was a little taken off guard because he was under the impression they were in contact with the owners because they were buying the property from them.

Mr. Daniels stated that it was his understanding that the parent parcel has been sold. They have a purchase agreement for their parcel from the original owner.

Mr. Ayres stated that the sewer easement affects the adjacent property. He asked Mr. Daniels if he knew if the owner of that property had been spoken to about the easements.

Mr. Daniels replied that he was unaware of the name of the owner. He stated that if it hasn't already been offered, it will be offered.

Mr. Pell asked if the easement was given to the sewer district or the adjacent property owner.

Mr. Daniels stated it was the adjacent property owner. It is a private sewer.

There was discussion on whether they should make any conditions regarding the easement a condition of the approval. Approving anything today does not affect how the sewer is functioning now or will continue to function. That was explained to Ms. Parham. It was noted that if they were not made aware of the sewer location outside the easement, they would approve as it is.

Mr. Daniels stated that it is their intent to work out a new easement agreement. If it is acceptable, it will be put on the plat before recording.

Mr. Dombrosky closed the public hearing.

Mr. Ayres motioned to approve **MIP 1116/19: Clover Communities Hendricks, LLC** subject to staff recommendations.

Mrs. Click seconded the motion.

FOR – 5 –

AGAINST – 0 –

ABSTAINED – 0 –

The staff conditions and recommendations are as follows:

DRAINAGE CONDITIONS:

Subject to Drainage Board approval and the conditions of the County Surveyor.

STAFF RECOMMENDATIONS:

1. Provide an 11X17 copy.
2. Note the MIP # on the plans, MIP 1116.
3. An address block needs to be added to the plat prior to recording.
4. Clarify existing and proposed sanitary easements.
5. All site improvements will be associated with the DPR. Therefore, plat can be recorded after 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, 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. An allocation letter is required before a construction plan will be approved and before on-site construction may begin. Failure to acquire sewer allocation would result in the need for an onsite sewage disposal system that shall be sized 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 shall be limited to those consistent with the proper operation of a septic system and that will not result in soil compaction.

MIP 1117/19: JOHN GRUBBS; a 2-lot minor plat; 20.16 acres; Liberty Township; S29-T15N-R1W; located on the north side of County Road 400 South approximately 0.35 miles east of the intersection with County Road 200 West. (Kruse Consulting, Inc.)

Mr. Dale Kruse, Kruse Consulting Inc. appeared on behalf of Mr. Grubbs. He wishes to divide his property into two (2) lots. He wanted to create a 5-acre parcel in the front to build a home on and sell his existing home where he currently lives. Mr. Kruse stated there was a staff comment about a pipe, he drove out there and it definitely does need one.

Mr. Ayres stated that he had been out there as well, and that the drainage was not well defined. He asked that they define the ditch for better flow.

Mr. Kruse stated that they could do that.

It was noted that Mrs. Dalton left the meeting at this time.

Mr. Kruse noted that they had shown the locations of the existing trees that were missing previously.

Mr. Dombrosky asked if they had the stream and the outlet on the plans.

Mr. Kruse stated that they had added an easement for it. It goes all the way across from where the perimeter drainpipe exits the property all the way to the tile and across.

Mrs. Click stated that there was a staff comment about demonstrating the tile was open and flowing.

Mr. Kruse stated that he had gone out the day they were to do a die test, but he did not realize there were beans planted. He couldn't drive out on the field to do the test. He requested that they provide the die test before they record the plat.

Mrs. Click stated that would not be a problem.

Mr. Dombrosky opened the public hearing.

Mr. Don Hoge, 3570 S. County Road 125 W., Danville appeared. He stated that he had submitted a letter in opposition of the petition. He read the letter to the board members. He owns 100 acres to the north, which has been in the family trust for over six (6) generations. He stated that the area is all zoned agricultural, and this small plot has no potential for significant agricultural activity.

Mr. Dean Bruner, 3529 S. County Road 125 W., Danville appeared. He has lived there for 40 years and would like it to remain the same. His concern was with the footprint of one (1) more house in the area. He stated the County Road 125 W. is a two (2) mile long road with no stop signs. People speed down that road, so he is concerned about the increased traffic.

Mr. Dombrosky closed the public hearing and asked if there were any other comments from the board members.

Mrs. Click stated that her staff had reviewed the soil test and it would require a perimeter drain which is what they are addressing with the easements. They are comfortable with that.

Mr. Ayres motioned to approve **MIP 1117/19: John Grubbs** subject to staff recommendations.

Mrs. Click seconded the motion.

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

The staff conditions and recommendations are as follows:

DRAINAGE CONDITIONS:

Subject to Drainage Board approval and the conditions of the County Surveyor.

STAFF RECOMMENDATIONS:

1. Demonstrate that the existing field tile is open and flowing to the outlet.
2. Show intermittent stream.
3. A driveway pipe and roadside improvements may be needed.

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.

Mr. Dombrosky stated at this time we would review the minutes from both the June 12, 2019 and the July 10, 2019 meetings. He noted that Mr. Steuerwald had stated previously that members could vote on the minutes if they were not in attendance as long as they had reviewed them and were comfortable with what was presented in them and what the other members had to say regarding them.

Mrs. Click motioned for approval of both the June 12, 2019 and July 10, 2019 minutes.

Mr. Ayres seconded the motions.

FOR – 4 –

AGAINST – 0 –

ABSTAINED – 0 –

MIP 944/19 (REPLAT): TODD GUENTHER & JENNIFER LEATHERS – LOT 1; a replat of minor plat Lot 1; 5.0 acres; Union Township; S8-T16N-R1W; located at 5480 North State Road 39, Lizton IN. (Kruse Consulting, Inc.)

Mr. Dale Kruse, Kruse Consulting Inc. appeared on behalf of the petitioners. They wish to reduce the size of their lot. The surrounding land is owned by Ms. Leathers parents. They were given

this land to build their home on, and now they wish to give a portion of the land back to her parents. He noted the staff comment to provide a drainage easement document for the two easements that exist on the plat. Mr. Ben Comer prepared that document for them. Their anticipation was that they would record that prior to recording the plat, then they would reference the recorded document on the plat.

Mr. Ayres motioned to approve **MIP 944/19 (Replat): Todd Guenther & Jennifer Leathers – Lot 1** subject to staff recommendation.

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

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

The staff conditions and recommendations are as follows:

DRAINAGE CONDITIONS:

Subject to Drainage Board approval and the conditions of the County Surveyor.

STAFF RECOMMENDATIONS:

1. MIP 944 was approved in 2003. Lot 1 consisted of 14.86 acres. The owner is now wanting to vacate approximately 9.86 acres from the plat. This remainder will be unplatted and unbuildable. Lot 1 will now consist of 5 acres.
2. Provide easement for the existing subsurface drain outlet. Provide the recording document for the two easements.

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.

DPR 472/19 (SECONDARY): CLOVER COMMUNITIES HENDRICKS LLC; a development plan review for a new senior housing community; 10.28 acres; Washington Township; S29-T16N-R2E; located on the north side of County Road 200 North, east of Ronald Regan Parkway across from Persimmon Grove Drive. (C&S Engineers, Inc.)

Mr. Dombrosky stated that he believed all staff comments had been addressed.

Mr. Eric Daniels, C&S Engineers, Inc. appeared. He stated that they had moved the garages and added the deceleration lane.

Mr. Dombrosky asked if there were any further comments.

Mrs. Click motioned for the approval of **DPR 472/19 (Secondary): Clover Communities Hendricks LLC** subject to staff recommendations.

Mr. Ayres seconded the motion.

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

The staff conditions and recommendations are as follows:

DRAINAGE CONDITIONS:

Subject to approval by Hendricks County Drainage Board.

STAFF RECOMMENDATIONS:

1. The following modifications were approved by the Planning Commission on April 9, 2019: # of parking spaces; # of covered parking spaces; garage depth; dwelling unit size; maximum wall length; masonry percentage requirement and dumpster enclosure material. Refer back to the Staff Report for the Primary DPR for further details.

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 must be obtained from the Drainage Board prior to Secondary 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 Hendricks County Planning and Building Department must be notified at least seventy-two (72) hours prior to any site improvements being installed.
4. an Improvement Location Permit/Building Permit must be obtained two (2) years from the date of approval. Should this two (2) year period elapse without the applicant having obtained the appropriate permit, the development plan approval will become null and void.
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 carried out as a permitting process separate from development plan approval.
6. No Improvement Location Permit/Building Permit shall be issued until any plat associated with Secondary Development Plan Review has been recorded.
7. 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.
8. An allocation letter is required before a construction plan will be approved and before on-site construction may begin. Failure to acquire sewer allocation would result in the need for an onsite sewage disposal system that shall be sized 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 shall be limited to those consistent with the proper operation of a septic system and that will not result in soil compaction.

DPR 478/19 (SECONDARY): LIZTON LODGE; a development plan review for a new parking lot; 1.3 acres; Union Township; S32-T17N-R1W; located west of State Road 39 and south of County Road 800 North. (Bordenet Civil Engineering & Land Surveying)

Mr. Jeff Laskowski, 1392 Wyatt Way, Lizton IN appeared.

Mr. Dombrosky stated that they had received primary approval through Plan Commission the night before. He asked Mr. Laskowski to address the new drive improvements for the main entrance.

Mr. Laskowski stated that they were widening the asphalt through the main gate. It will be marked with a single lane. They have added a second 12-foot-wide gravel lane. It will be like a boulevard with a grassy center. They will have one lane going in and one going out. They have widened the existing lane and created a traffic circle. It will be two 12-foot lanes until it gets to the woods. They have widened it in the woods so they would not have to cut down more trees. It is 24-foot wide at that point.

Mr. Ayres asked if they were adding a complete lane until it reaches the woods.

Mr. Laskowski stated that the woods one had a s-turn in it, and they have straightened it out and added a gravel base to it on either side. Once it gets to the woods, both lanes join to a 24-foot wide piece that comes through. Once they reach the traffic circle, they can enter any other driveways off that.

Mr. Ayres asked if he planned on paving both lanes.

Mr. Laskowski replied that was his intent. He stated that the asphalt quotes were coming in extremely high. He wanted to request to potentially leave 100 to 150 parking spaces as gravel for a future expansion. They are also repaving everything inside as well. The gravel portion would be compacted stone.

August 14, 2019

Mr. Dombrosky stated his only concern would be regarding drainage. He wasn't aware if that was taken into account with drainage board approval. He stated that in the past they have required it to be treated for the dust. He asked if the paved areas would have striping.

Mr. Laskowski replied that they would. All the quotes include striping.

Mr. Dombrosky asked if the gravel areas would have bumpers.

Mr. Laskowski replied that their thought was to use the concrete bumpers. He stated another thought was to put up a privacy fence as they may park some equipment or trailers in that area.

Mrs. Click noted that they had received documentation about the connection of sewer and found the well is being regulated as a public water supply by IDEM.

Mr. Dombrosky asked if the well has been tested.

Mr. Laskowski stated that they are having that done today. They are using an independent testing company that the state recommended.

Mr. Ayres motioned for approval of **DPR 478/19 (Secondary): Lizton Lodge** subject to staff recommendations.

Mrs. Click seconded the motion.

FOR – 4 –

AGAINST – 0 –

ABSTAINED – 0 –

There being no further items to be discussed, the meeting was adjourned at 9:57 a.m.

Tim Dombrosky, Chairman