

September 11, 2019

The Hendricks County Area Plan Commission Administrative and Plat Committee held a meeting on Wednesday September 11, 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 Ayres, County Engineer; Mrs. Krista Click, Environmental Health Director; Mrs. Tiffany Dalton, Deputy Surveyor. Members absent were 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.

Mr. Dombrosky called for the approval of the minutes of the August 14, 2019 meeting.

Mr. Ayres motioned for the approval of the August 14, 2019 minutes.

Mrs. Click seconded the motion.

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

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. They are still working out how they are going to deal with the legal drain and drainage.

Mr. Dombrosky opened the public hearing.

There being no one signed up to speak, he closed the public hearing.

Mr. Ayres motioned to continue **MIP 1115/19: Dane Snyder** to the October 9, 2019 meeting.

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

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

MRP 108/19: MITCH ALEXANDER; a 1-lot minor residential plat; 13.02 acres; Middle Township; S14-T16N-R1W; located $\frac{3}{4}$ mile north of the intersection of N. County Road 375 N. on the west side of County Road 200 E. (Kruse Consulting, Inc.)

Dale Kruse, Kruse Consulting, Inc. appeared on behalf of the petitioner. It is mostly an all wooded parcel. There is a legal drain running through the property that they are going to use as a perimeter drain outlet that was recently rebuilt. They received approval at the drainage board yesterday to reduce an easement on the west side to allow more room to build the home. He noted the septic and the barn on the plans. The barn is already there. There was a comment about showing all the soil borings. Those have been added to the plans.

Mrs. Click pointed out there was one that was not labeled.

Mr. Kruse replied that they would add that label on the plans.

Mr. Dombrosky asked if there were any other comments or concerns.

There being no further comments, Mrs. Click motioned for approval of **MRP 108/19: Mitch Alexander** 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 Drainage Board approval and the conditions of the County Surveyor.

STAFF RECOMMENDATIONS:

1. Show all soil borings and label them on the plans.

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.

MRP 109/19: TYLER THOMPSON; a 1-lot minor residential plat; 2.63 acres; Marion Township; S14-T15-R2W; located on W. County Road 200 S., ¼ mile west of County Road 400 W. along the north side of County Road 200 S. (Cross County Consulting)

Stacy Walton, Cross County Consulting, 5921 Cadillac Drive, Speedway IN appeared on behalf of the petitioner. The staff recommendations have all been addressed. She stated that the only issue she had with the Health Department was that there was no outlet. There is an outlet, but they were unsure where it outletted to. Mr. Thompson and the neighbor installed a new six (6) inch drain. She stated they were in contact with Mrs. Click and they have drainage easement agreement signed between Mr. Thompson and the south adjacent neighbor. The drain would benefit the neighbor also because the tile was an old five (5) inch clay tile that was breaking down.

Mr. Ayres asked if they had crossed the road with the drain.

Ms. Walton replied that yes, it was already installed up to the south adjoiner.

Mr. Ayres asked when the tile was put in.

Ms. Walton asked Mr. Thompson and he replied that they had installed it two (2) weekends ago.

Mr. Ayres asked if they had gotten a permit from his office to cross the road.

Mr. Thompson replied that the tile across the road was in good shape. They did not have to go under the road. They went from his property down to what was existing, cameraed that line across the road.

Mr. Ayres stated that at yesterday's drainage board meeting the case was continued.

Ms. Walton replied that there was a misunderstanding in communication. She was unaware of the meeting. She did not receive the email from Mr. Sowers in the Surveyor's office. She apologized and stated she would have been there if she had known. She requested that the receive approval contingent on receiving drainage board approval. She stated from her end, there were no other drainage issues since they had put in the new tile. That was the only comment received at the TAC meeting. She thought it was all going to be handled in this meeting.

Mr. Dombrosky asked if there were any comments at the drainage board meeting.

Mrs. Dalton replied that their office was fine with everything and had someone showed up at the meeting, it would have been approved.

Mr. Ayres asked Mrs. Dalton if she was okay if it were approved today with the condition of receiving drainage board approval.

Mrs. Dalton replied that she was okay with that.

Mr. Dombrosky noted that the right of way line needs to be shows as the bold property line on the plat.

Ms. Walton replied that she would fix that.

Mr. Ayres motioned for approval of **MRP 109/19: Tyler Thompson** subject to staff recommendation and subject to drainage board approval.

Mrs. Dalton seconded the motion.

Mr. Dombrosky noted that if it does require changes at the drainage board, then it will have to be reheard. It would have to be submitted as a revision. That is a risk that they take in doing it this way.

Ms. Walton stated she understood that.

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. The 50' ROW should be shown as dedicated to the County
2. Ensure these requests have been provided to utility districts
3. The location of the neighbors well to the east should be shown to ensure the SSFE doesn't encroach into the 50' clear radius
4. SSFE statement is shown incorrectly
5. Provide an easement for the connection to the existing field tile

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.

MAP 276/19 (REPLAT): WESTRIDGE ESTATES, SEC. 1-LOTS 23,24,25; a 2-lot replat major plat; 3 Parcels; 3.0 acres; Liberty Township; S12-T14N-R1W; located at 6252, 6278 and 6310 S. County Road 275 E., Clayton. (Kruse Consulting, Inc.)

Dale Kruse, Kruse Consulting, Inc. appeared for the petitioner. Parcels are located on the southeast side of Belleville. The proposal is to change three (3) lots into two (2). They had discussed the easement along the back of the property quite a bit during the staff review meeting. They have done what was discussed at the meeting. They angled the easement over a bit and carried it all down the back and made sure one was on the south side as well, because there was one on the original plat. He pointed those lines out on the plans. He stated that they put a couple of culverts in as well, which was also a staff comment. He agrees with the staff comment about the right of way being measured from the center of the road. They need to move back about six (6) or seven (7) feet.

Mr. Ayres believed that when it was originally platted, you weren't required to dedicate that much for the right of way.

Mr. Dombrosky stated that it was not measured from the center of the road the first time.

Mr. Kruse stated they are just going to move everything back, as they want to keep the lot size the same. Mr. Hall has an agreement to sell lot areas of a certain size.

Mr. Dombrosky asked if there were any other comments.

There being no further comments, Mrs. Click motioned for approval of **MAP 276/19: Westridge Estates, Sec. 1 – Lots 23,24,25** 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 Drainage Board approval and the conditions of the County Surveyor.

STAFF RECOMMENDATIONS:

1. Confirm that 40' of Right of Way from the centerline of the county road is being dedicated.

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.

MAP 399/19 (REPLAT): TEAL LAKE ESTATES, SEC. 3-LOTS 31,32,33; a 2-lot replat major plat; 3 Parcels; 1.83 acres; Clay Township; S32-T15N-R2W; located at 4793 Freida Ct., Coatesville. (Kruse Consulting, Inc.)

Dale Kruse, Kruse Consulting, Inc. appeared with the petitioner Mr. Russ Hesler. It is similar to the last case. They are wanting take three (3) lots and make them into two (2). He pointed out the drainage inlet and curb inlets on the plans. He showed where the development plans show them connecting at the manhole and going out to the lake. He stated that they do go to the lake and the inlets are there, but the structure is not. It is just an underground t-y connection. They are proposing to find the connection and set the structure because they will have to reroute out of that. The existing storm sewer pipe basically runs down the current lot line. They are wanting to move that so they can build a bigger house. They are going to find that t-y connection, set a structure on it, and take the t-y out, set a new pipe coming out to the lot line, set a structure there, turn it and go out to the pond. They will be using 12-inch pipes, and the one that comes out into the lake is a 15-inch pipe.

Mr. Ayres asked if they have provided elevations on the new sewer line.

Mr. Kruse replied that he does not know the elevations yet because he cannot see it. They will have to find it in the field and make it fit. He doesn't want to change the pipes that come out of the existing structures due to an electrical transformer box right behind the curb. He stated that Jerry Decker was okay with his proposal of where to set the new structures.

Mr. Ayres stated that at some point they are going to need details on the structures, the elevations, and outlet elevations.

Mr. Kruse stated that they could dig it up and provide the elevations beforehand if that is what they needed. It would need to be dug up anyways.

Mr. Ayres replied that he thought it would be better to have beforehand so that they know its going to work. Just in case they would get in there and the elevations are not what they were expecting, and they have to do something different.

Mr. Kruse asked if this would be something that Roger Salsman would inspect, or would it fall upon Jerry with the town of Coatesville.

Mr. Dombrosky replied that we have a responsibility to inspect it unless he would want to take it over.

Mr. Ayres stated it would likely be both, since it will drain into Jerry's streets.

Mr. Dombrosky stated that his only other question was with the sewer connection being in the middle of the cul-de-sac, would that not be an issue with it being a blind connection.

Mr. Kruse replied that there was a lateral marker and pointed it out on the plans. There are three (3) of them.

Mr. Ayres motioned for approval of **MAP 399/19: Teal Lake Estates, Sec. 3 – Lots 31,32,33** subject to staff recommendations and that the elevations be provided for the storm sewer rerouting, as well as the structures in the rerouting.

Mrs. Dalton 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. The plans for Teal Lake Estates Section 3 show a storm pipe down the current lot line and easement of Lot 31/32 along with a 30' DUE. Locate all infrastructure and show how it will be adequately rerouted and protected.

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.

DPR 476/19 (SECONDARY): AUTOZONE, INC.; a secondary development plan review for a new auto parts store; 1.254 acres; Guilford Township; S20-T14N-R2E; located approximately 325 ft. north of the intersection of Prosperity Circle and Union Mills Drive along the existing Meijer access road with frontage along State Road 67. (Prism Engineering & Design Group LLC)

Jason Hall, Prism Engineering & Design Group LLC appeared for the petitioner. He stated that they were currently working on the agreements with Tri County Conservatory District for the parking signs in the easements. He noted those should be in his office when he returns today. Tri County was okay with the plans, they are just working on the agreements now. They have given primary approval on the storm water agreement; which AutoZone is reviewing now. They have fixed the handicap striping on the parking lot. They had a keynote that was incorrect before.

Mr. Dombrosky stated that the only question is that they don't have Tri County's approval yet. We have seen the comment letters and they were nonspecific.

Mr. Ayres asked if the Tri County approval was for the water and sewer.

Mr. Hall replied that the water was with Citizens Energy. They had provided a letter initially stating they could service.

Mr. Dombrosky stated that they also control the easement where the signs are located, and his understanding is that they also have a design review for the architecture. Their comments weren't specific, but there also wasn't anything of concern either.

Mr. Hall replied that at this point they are down to the final agreements. As soon as they have them approved, he will provide copies to staff.

Mr. Dombrosky stated that it is their risk if Tri County requires a big change, then they will have to resubmit a revision.

Mr. Ayres stated it should be made as a subject to in the motion.

Mr. Dombrosky asked for any further comments.

There being no further comments, Mr. Ayres motioned for approval of **DPR 476/19: AutoZone, Inc.** subject to staff recommendations and subject to receiving Tri County Conservancy approvals.

Mrs. Click seconded the motion.

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

The staff conditions and recommendations are as follows:

DRAINAGE CONDITIONS: LOCATED IN TRI-COUNTY CONSERVANCY JURISDICTION

STAFF RECOMMENDATIONS:

1. On July 9, 2019, the Planning Commission approved the following modifications for the Primary DPR:
 - a. The dumpster location- since it is a double frontage lot the dumpster is technically located in the front yard.
 - b. The number of parking spaces allowed is 37 (required without the modification was a maximum of 27).
2. Parking and sign will be located within the DUE, provide us approval from Tri-County.
3. Provide Tri-County overall approval, which states that it will provide sewer and water.
4. Provide a signed County/Owner Inspection Agreement.
5. Clarify if the walkway will be handicap accessible due to using white stripes versus blue.

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. The Hendricks County Planning and Building Department must be notified at least seventy-two (72) hours prior to any site improvements being installed.
3. 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.
4. 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.

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5. No Improvement Location Permit/Building Permit shall be issued until any plat associated with Secondary Development Plan Review has been recorded.
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.
7. 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.

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

Tim Dombrosky, Chairman