

March 11, 2020

The Hendricks County Area Plan Commission Administrative and Plat Committee held a meeting on Wednesday March 11, 2020 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; Ms. Krista Click, Environmental Health Director; and Mr. Jeff Pell, Plan Commission Representative. Also present were Mrs. Brandy Swinford, Recording Secretary.

Mr. Dombrosky called the meeting to order with the Pledge of Allegiance. There was a quorum with three (3) members present.

Mr. Dombrosky called for the approval of the minutes of the February 12, 2020 meeting.

Ms. Click motioned for the approval of the February 12, 2020 minutes.

Mr. Pell seconded the motion.

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

MRP 116/20: JORDAN HOBBLE; a 1-lot minor residential plat; 2.44 acres; Union Township; S19-T17N-R1W; located 2400 feet east of the intersection of N. County Road 300 W. and W. County Road 1000 N. on the south side of the road. (Kruse Consulting Inc.)

Mr. Dale Kruse, Kruse Consulting appeared on behalf of the petitioner. He stated that it was located near I-74 and State Road 39. It is being taken from a bigger parcel. He stated there was a staff comment about the well location. He noted that it was far enough away and showed its location on the plat.

Mr. Dombrosky asked if this was the one that needed a dye test.

Ms. Click stated that it was the other one.

Mr. Dombrosky stated he had no other concerns.

Ms. Click motioned to approve **MRP 116/20: Jordan Hobble** subject to staff recommendations.

Mr. Pell seconded the motion.

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

The staff recommendations are as follows.

DRAINAGE CONDITIONS:

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

STAFF RECOMMENDATIONS:

1. Verify location of neighboring well to ensure separation distance from proposed secondary septic field easement.

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 117/20: MATTHEW & ALISSA NELSON; a 1-lot minor residential plat; 11.50 acres; Middle Township; S13-T17N-R1W; located on the north side of E. County Road 1025 N. approximately 0.3 miles east of the intersection with N. County Road 200 E. (Kruse Consulting Inc.)

Mr. Dale Kruse, Kruse Consulting appeared on behalf of the petitioner. The property is located on County Road 1025 N. It was recently a part of a 60-acre parcel and split into two (2) 20-acre and two (2) 10-acre parcels. Staff comment number one talks about the 3:1 ratio modification that they are asking for. There is a pipeline in the easement and then there is an existing wooded area and pond that they don't want to disturb. He pointed this out on the plans. He wishes to build his home in the back which is higher ground. What he was able to buy was longer than the 3:1, he wasn't sure what it was.

Mr. Dombrosky stated that it was closer to 5:1. He asked if there was another reason the house was all the way in the back other than the pipeline.

Mr. Kruse replied that there is not a better place because of the elevation and the easement. Crossing the pipeline easement could be done but it is a permitting nightmare. By the time they get behind the tile and the low area, that is the only place to put the house.

Mr. Pell asked if they had road frontage access.

Mr. Kruse stated that they did. The driveway would go all the way out to the road.

March 11, 2020

Mr. Dombrosky asked if all that land is being farmed today. There had been talk about it being pretty wet.

Mr. Kruse replied that it was as of last year. It was tiled, so it stays wet.

Mr. Dombrosky stated that staff had had a lot of discussions about the 3:1 ratio. He doesn't have a problem with it here. It would leave a weird remainder. He doesn't think it accomplishes anything by making it comply. He is okay with the modification.

Ms. Click asked if staff comment number five (5) has been addressed.

Mr. Kruse stated that it had.

Ms. Click motioned for approval of **MRP 117/20: Matthew & Alissa Nelson** subject to staff recommendations.

Mr. Pell seconded the motion.

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

The staff recommendations are as follows.

DRAINAGE CONDITIONS:

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

STAFF RECOMMENDATIONS:

1. There is modification request of the 3:1 ratio. Staff generally does not approve these unless there is a hardship.
2. Any remaining land from the parent parcel of the 57.45 acres will be required to develop as a Minor Subdivision, not a Minor Residential Subdivision.
3. Existing structures within the setback cannot be expanded or reconstructed.
4. Ensure there is positive drainage away from the road and right-of-way, and ensure no improvements are constructed that will negatively affect drainage on adjacent lots. Drainage on this property is poor at best. *It is strongly recommended that owners of all the lots in the parent tract jointly plan and construct drainage improvements for site and roadside drainage.* The property owner/developer needs to be aware and cautious.
5. Provide documentation of the dye test demonstrating the existing field tile for the septic system subsurface drain is open and flowing to the final outlet.

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.

March 11, 2020

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.

There being no further items to be discussed, the meeting was adjourned at 9:13 a.m.

Tim Dombrosky, Chairman