

April 15, 2020

The Hendricks County Area Plan Commission Administrative and Plat Committee held a meeting on Wednesday April 15, 2020 at 9:00 a.m. via Zoom teleconference. Members present were Mr. Tim Dombrosky, Chairman; Mr. John Ayres, County Engineer; Ms. Krista Click, Environmental Health Director; Mr. David Gaston, County Surveyor; and Mr. Jeff Pell, Plan Commission Representative.

Mr. Dombrosky called the meeting to order. He stated that the first case on the agenda was not heard by drainage board yesterday, so he would need a motion to continue.

MIP 232/20: (REPLAT) MARK & HAYLEY RITTER; a 2-lot minor plat replat; 18.89 acres; Clay Township; S5-T14N-R2W; located on the north side of W. County Road 600 S., approximately 0.35 miles east of intersection with S. State Road 75. (Kruse Consulting)

Mr. Gaston motioned to continue **MIP 232/20: (Replat) Mark & Hayley Ritter** to the May 13, 2020 meeting.

Mr. Ayres seconded the motion.

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

Mr. Ayres asked why it was not brought before drainage board this month.

Mr. Gaston replied that the president of the drainage board only wanted to hear the Belmont project and wanted to continue all the others.

DPR 435/20: (AMENDMENT) IDGT INDIANA, LLC; an amendment to expand the existing warehouse building; 0.25 acres; Liberty Township; S26-T14N-R1W; located at 1801 Innovation Boulevard, Clayton IN, near the intersection of State Road 39 and Innovation Boulevard. (Studio A of Indianapolis)

Mr. Max Mouser, Studio A of Indianapolis appeared. The petitioner purchased the old Gordman's building out at I-70 West and has a new tenant, Geodis. They have been in the building for a while now and are requesting an expansion. There was an expansion already planned for that property, so they are just following through with it. He showed on the slide where it would be located. It's a building pad that extended out for the access road that goes around the building to the truck courts on the north and south. Some of the truck court will be removed and some extended to allow for the expansion. They plan to add curb and gutter on each side, as well as putting a 3.5-inch overlay on top. The amount of truck traffic is more for the pavement section that is there, and it is not suitable. There is a pretty high water table and no underdrains were put in at the time. The improvements are meant to help the pavement last longer. The addition would be 195,208 square feet.

Mr. Ayres commented that the pavement coming in for the worker parking area is in terrible shape.

Mr. Mouser stated that was Phase II. As part of one of Mr. Dombrosky's comments, they are trying to separate tenant improvements from owner improvements. What you're seeing today is a tenant improvement. On the east end of the building, there are three (3) 6-inch clay tiles that are going through the dam of the pond. It is pulling the water down about two (2) feet. What they are proposing on the east end of the building they are going to file a separate set of plans to show the asphalt and drainage improvements they are going to do. These would be an owner improvement. They have someone coming out to do some patching.

Mr. Ayres stated that he felt it was an issue with subgrade. It would take more than patching.

Mr. Mouser stated that they were going to look into putting underdrains in by cutting through the pavement.

Mr. Ayres commented that the inverted crown concept on the access road doesn't help.

Mr. Mouser replied that they would identify what they could and add additional subsurface drains, storm pipe, and drainage to capture the water so its not flowing under the pavement.

Mr. Mouser went over the remaining slides. The elevation would be the same as the existing building. They are proposing a new smaller office/restroom area. The rest will be part of the standard warehouse operation. There will be loading docks on both sides. They will mimic the same color scheme.

Mr. Dombrosky asked if the office portion had any different architecture on the outside.

Mr. Mouser replied that it did not. It's more of an internal station at the far end of the building. He wasn't sure if they were going to house anyone in it. It is more for their workers to use. They are bringing sanitary in as part of the project to that corner of the building. The water will just be extended internally. They are extending the fire protection loop that was against the building, it now goes further out. It will run between the access road and building now.

Mr. Dombrosky asked for any questions. There being none, he asked for a motion.

Mr. Ayres motioned for approval of **DPR 435/20** subject to staff recommendations.

Mr. Gaston seconded the motion.

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

Mr. Dombrosky asked if they have talked with the state and needed a state release.

Mr. Mouser stated he was unsure if they had filed or not. They are working through a few things with Geodis. He stated once that was done, they would get it done. They were close.

The staff recommendations were as follows.

DRAINAGE CONDITIONS:

Subject to approval by Hendricks County Drainage Board.

STAFF RECOMMENDATIONS:

1. No lighting plan was provided. The addition must meet the ordinance requirements for lighting.
2. A bore is required for the sanitary main and it should be covered by ROW permits.
3. The existing detention basin on the east end of the site water level is about 4-5' feet below normal pool. The owner acknowledges this and proposes to repair it and other site issues with a separate set of plans as they argue this improvement is not dependent on those site issues.
4. Replace any dead landscaping on the site. Owner response is the same as number 3 above.

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

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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 Area Plan Commission. Secondary Stormwater Approval must be obtained from the Drainage Board prior to Secondary 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 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. The applicant will have two (2) years from the date of approval to obtain an Improvement Location Permit/Building Permit. 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 typically carried out as a permitting process separate from development plan approval.

There being no further items to be discussed, the meeting was adjourned at 9:25 a.m.

Tim Dombrosky, Chairman