

May 12, 2020

A meeting of the Hendricks County Area Plan Commission was held on Tuesday, May 12, 2020 at 6:30 p.m via Google Teams teleconference. Members present were Mr. Brad Whicker, President; Mr. Bob Gentry; Mr. Ron Kneeland; Mr. Walt O'Riley; Mr. Tim Whicker; Mr. Damon Palmer; and Mr. Jeff Pell. Staff members present were Mr. Tim Dombrosky, Secretary and Director of Planning; Mr. John Ayres, County Engineer; and Mr. Greg Steuerwald, County Attorney.

The meeting was opened with the introduction of speakers and setting of the ground rules for presenters and roll call voting.

Mr. Brad Whicker stated that the minutes from the March 10, 2020 and April 14, 2020 meetings needed to be approved.

Mr. Gentry motioned to approve both the minutes from the March 10th and April 14th meetings.

Mr. Pell seconded the motion.

FOR – 7 – AGAINST – 0 – ABSTAINED – 0 –

DPR 480/20: WESTPOINT BUILDING I, LLC (PRIMARY); a development plan review for a new warehouse building; 20.474 acres; Liberty Township; S25-T14N-R1W; located at State Road 39 and Westpoint Boulevard (Banning Engineering)

Mr. Scott Sanders, Ambrose was present. He noted that Mr. Ryan Lindley with Banning Engineering and Mr. Mark Roman with Compass Construction were on the call as well. Mr. Sanders stated they were here to discuss the first two ecommerce logistics developments. He then turned it over to Mr. Lindley.

Mr. Lindley stated that he wanted to let everyone know that Mr. Jeff Banning was also on the call as well to answer any questions. He stated that the first building was going to be 205,000 square feet. He showed the plans and location on the slide. It will be the first building you see as you drive into Westpoint Business Park. He went through and addressed the staff comments. The first one references the sidewalks. During the primary plat, the sidewalk was required to be along the south side of Westpoint Boulevard. They have included that on the plans. The second comment was talking about signage and it being permitted separately. He stated that they understood that. Comment number three was noting that the allocation for sewer would be required, and said it was under review now by the Hendricks Regional. He stated that there were questions brought up about their pavement details. There was a set a drawings that did have a mistake on the heavy duty gravel base thickness. They have resolved that to be 8 inches. He believed that was Mr. John Ayres comment. They did have a geotechnical report performed, soil borings, and they did receive recommendations from the geotechnical subconsultant, and they used their pavement sections.

Mr. Ayres responded that he appreciated the stone depth increased, but that he didn't believe that would be adequate. He said he hadn't read the geotechnical report but based on experience with the amount of truck traffic they will have, he didn't believe 4 inches of asphalt would hold up. He stated that technically it's not in the right of way (ROW) so the Plan Commission could decide whether to take a stance on that. The ROW pavement section where they will be doing their entrances meets the county standard, which is quite a bit heavier than what they plan to use in the parking lot.

Mr. Sanders replied that they have a lot of industrial facilities around the state. Their design criteria is a 15-year pavement life. A truck turn per dock door per day, so depending on what building you're looking at it will be 20 or 50 truck turns a day. He stated they lean heavily on their geotechnical recommendation. They have no interest in pavement failure over the life of these buildings, as it wouldn't be good for them or their tenants. He stated that they would review it with their engineers, but if they

stand behind their recommendation that it will last the 15 years, they would like to stick with what they have.

Mr. Lindley asked if they could request to work through that at the staff level with Mr. Ayres.

Mr. Dombrosky replied that he thought they could, but ideally, they need to come to a resolution tonight. He appreciated what Mr. Sanders said about reviewing the report with their engineers to make sure they are confident in it. Ultimately it is their parking lot and it is up the plan commission to decide if that is something they want to leave up to them. He recommended to allow the developer to decide their sections of their parking lot.

Mr. Brad Whicker agreed and stated it would reflect more poorly on them than the county should the pavement not withstand the traffic.

Mr. Banning asked if they could do both the primary and secondary approvals at the same time.

Mr. Dombrosky replied that he did not see a problem with that if Mr. Brad Whicker was okay with it.

Mr. Brad Whicker stated he did not believe it would be a problem once they opened the public hearing and if there were no remonstrators.

Mr. Dombrosky stated that they had solicited for comments and received none.

Mr. Brad Whicker opened the public hearing. There being no one on the call to speak, he closed the public hearing.

Mr. Dombrosky asked if there were any questions from the plan commission members.

Mr. Gentry asked Mr. Banning if he was okay with the existing lines needing to be identified sewer lines.

Mr. Banning replied that they had taken care of all that.

Mr. Brad Whicker stated that he wanted to reiterate his comment that they allow Ambrose the flexibility on the asphalt within their parking lot. They are a proven respected developer and have more at stake than the county.

Mr. Tim Whicker motioned for approval of **DPR 480/20: Westpoint Business I, LLC (Primary)** subject to allowing the developer to determine the asphalt standards within their parking lot.

Mr. Pell seconded the motion.

FOR – 7 – AGAINST – 0 – ABSTAINED – 0 –

Mr. Dombrosky stated that the next case should be the MAP 744 listed in the business section, as it directly affects the DPR cases listed.

MAP 744/20: WESTPOINT BUSINESS PARK, SECT 2 (SECONDARY); a road expansion for business park; 0.398 acres; Liberty Township; S25-T14N-R1W; located at State Road 39 and Westpoint Boulevard (Banning Engineering)

Mr. Ryan Lindley, Banning Engineering stated that with the lots being over twenty (20) acres they have elected to not do a plat, but they did need to plat a right-of-way (ROW) for about a 200-foot section extension of the road. He noted that staff thought it was best to do it separately with its own set of plans. He went through the staff comments. The first one talked about expanding on the removal of the asphalt, which they are okay with. They second one he believed was a carryover from the building projects.

Mr. Dombrosky asked Mr. Ayres if he had a problem with the asphalt section on the road.

Mr. Ayres replied that he did not.

Mr. Lindley stated that the third comment referenced that Westpoint Boulevard had a dilapidated cul-de-sac at the end. They have decided to remove that and utilize the public approach to Westpoint Boulevard as a hammerhead turn around. He thought staff was okay with this and requested a commitment of no gates, or guard shack to impede that movement. They will be requesting an easement so there will be no issues with not having structures in that easement.

Mr. Dombrosky asked if there were any questions from the plan commission.

There being none, Mr. Brad Whicker asked for a motion.

Mr. Gentry motioned for approval of **MAP 744: Westpoint Business Park, Sect 2.**

Mr. Palmer seconded the motion.

FOR – 7 – AGAINST – 0 – ABSTAINED – 0 –

DPR 481/20: WESTPOINT BUILDING II, LLC (PRIMARY); a development plan review for a new warehouse building; 56.080 acres; Liberty Township; S25-T14N-R1W; located at State Road 39 and Westpoint Boulevard (Banning Engineering)

Mr. Lindley, Banning Engineering stated that this building was located just east of Building 1. It would be a 507,000 square foot spec building. The staff comments were the same as the first one for comments one (1) through four (4). Comment number five talked about clarification on some of the height numberings. They will get those taken care of. The final comment involved guardrail detail along the south side of the ROW of Westpoint due to a dry detention basin. Staff had requested the dimensions from the ROW and backup curb of Westpoint Boulevard to the location of the guardrail. They were okay with doing that.

Mr. Dombrosky asked Mr. Ayres if there was anything specific he needed to see with the guardrail. He thought there was a separation requirement.

Mr. Ayres replied that he just needed to see the lateral location off the back of the curb. There is a certain minimum distance it needs to be. He is okay with the guardrail.

Mr. Dombrosky asked if he had concerns with the twin pipe crossing.

Mr. Ayres stated that it needed to be numbered with the other storm structures and carried through the plans.

Mr. Lindley stated that was not a problem. He would take care of that.

Mr. Brad Whicker opened the public hearing. There being no one on the call, he closed the public hearing.

Mr. Gentry motioned for approval of **DPR 481/20: Westpoint Building II, LLC (Primary).**

Mr. O'Riley seconded the motion.

FOR – 7 – AGAINST – 0 – ABSTAINED – 0 –

Mr. Dombrosky noted that comments were solicited both with mailings and the advertisements and none were received for either of the public hearings.

DPR 480/20: WESTPOINT BUILDING I, LLC (SECONDARY); a development plan review for a new warehouse building; 20.474 acres; Liberty Township; S25-T14N-R1W; located at State Road 39 and Westpoint Boulevard (Banning Engineering)

Mr. Gentry motioned for approval of **DPR 480/20: Westpoint Building I, LLC (Secondary).**

Mr. Palmer seconded the motion.

FOR – 7 – AGAINST – 0 – ABSTAINED – 0 –

DPR 481/20: WESTPOINT BUILDING II, LLC (SECONDARY); a development plan review for a new warehouse building; 56.080 acres; Liberty Township; S25-T14N-R1W; located at State Road 39 and Westpoint Boulevard (Banning Engineering)

Mr. Gentry motioned for approval of **DPR 481/20: Westpoint Building II, LLC (Secondary).**

Mr. O'Riley seconded the motion.

FOR – 7 – AGAINST – 0 – ABSTAINED – 0 –

DPR 482/20: PITTSBORO SELF STORAGE (PRIMARY); a development plan review for a storage facility; 14.74 acres; Middle Township; S35-T17N-R1W; located on the east side of County Road 150 E., approximately 0.3 mile north of State Road 136. (Kruse Consulting)

Mr. Dale Kruse, Kruse Consulting was present on behalf of the owner Duane Lane. He stated that he had similar projects at different locations before them in the past. He stated it was located just outside of Pittsboro. He showed on the slide to the north side was the steel plant. Its located on the east side of County Road 150 E. It is a 40-acre parcel that is already zoned for self-storage. The first phase takes up approximately the front 14 acres. There will be seven (7) buildings totaling 140,000 square feet. The first five (5) buildings will be geared mainly towards RV's, boats, and travel trailers. The last two (2) will be regular storage units for personal contents. He stated the detention pond is located south of the last two buildings on the far east end. He stated that the rest of the parcel would be for future expansion if it is needed but will be farmed until that time. The next slide showed a rendering of the New Winchester location. He stated that the front building at this location would be similar to that of New Winchester. The difference would be that this one has pods of three. The center three project out and others are recessed back. It would be one building across the front of the property versus two buildings. They have proposed having stone 3-feet high in between the doors and on the end for the front building and not on the others that are not seen from the road. He stated they have honored landscaping buffers on all sides as well as the buffer yard planting requirements on all sides. He noted there were none required on the north side because of the railroad or the east side because of the future expansion. The south and west sides are heavily landscaped per the zoning ordinance. He went through the staff comments. The first talks about parking spaces. They are requesting a waiver of the parking space requirements. They don't anticipate having any retail type customers. The second talks about the modification of architectural masonry requirement, which he had already discussed. The third comment is just clarification that there is no water or sewer on this site. He stated that was true, there are no restrooms and they have no provisions for water.

Mr. Dombrosky asked if there were any questions from the plan commission.

Mr. Palmer asked if there was plenty of room between the buildings. It was difficult to tell the scale from the slide.

Mr. Kruse replied that there was 60-foot spacing between the first and second buildings as well as the third and fourth buildings. The others have 40-foot spacing between them. He stated the

difference is because on one side of the building they have 50-foot deep units and the other side they have 30-foot deep units.

Mr. Palmer asked if they were pull through units.

Mr. Kruse stated that they could be in a special circumstance if the person rented both units. They have done that before in another location, but it is not normal practice.

Mr. Dombrosky stated that the spacing was a concern of his as well. They do meet the standards.

Mr. Kruse replied that those drive widths have been tested now at three different facilities.

Mr. Pell asked if there were the capabilities to add water options later on.

Mr. Kruse stated that there was no city water or sewer out there. They do not anticipate needing either.

Mr. Dombrosky stated they do not need to connect due to not having an office.

Mr. Gentry asked if they were to ever clear the ditch and get the brush off of it, would it disrupt their landscaping.

Mr. Kruse replied that they have held the landscaping out 40 feet. He stated that they had received Drainage Board approval today.

Mr. Brad Whicker opened the public hearing. There being no one on the call to speak, he closed the hearing.

Mr. Palmer asked if there was any outreach with the neighbors.

Mr. Kruse stated that he had gotten two calls. One person was fine with it, they just wanted to know more details without having to go look at the plans. The other person had heard he was opening a storage lot for the steel mill. He put that rumor to bed, and he was fine after that.

Mr. Dombrosky stated that he had talked to the neighbor to the south and she was fine with the project as well.

Mr. Palmer stated that he appreciated the architectural designs that he is bringing forward. We need more of that. They look nice.

Mr. Gentry motioned for approval of **DPR 482/20: Pittsboro Self Storage (Primary & Secondary)** with the modifications as presented.

Mr. Pell seconded the motion.

FOR – 7 – AGAINST – 0 – ABSTAINED – 0 –

Mr. Dombrosky stated that staff had administratively continued the Kennemore petition for this month.

Mr. Brad Whicker stated that he appreciated the petitioner and Mr. Kruse's willingness to do that. There were some inquiries from some neighbors that would be better suited in a public meeting setting versus trying to do it all online.

There being no further business, the meeting was adjourned at 7:35 p.m.

May 12, 2020

Tim Dombrosky, Chairman