

August 11, 2020

A meeting of the Hendricks County Area Plan Commission was held on Tuesday, August 11, 2020 at 6:30 p.m. in Meeting Rooms 4 & 5 of the Hendricks County Government Center, 355 South Washington Street, Danville, Indiana 46122. Members present were Mr. Brad Whicker; Mr. Ron Kneeland; Mr. Walt O'Riley; Mr. Tim Whicker; Mr. Bob Gentry and Mr. Jeff Pell. Members absent were Mr. Damon Palmer. Staff members present were Mr. Tim Dombrosky, Secretary and Director of Planning; Mr. Greg Steuerwald, County Attorney and Mrs. Brandy Swinford, Recording Secretary.

The meeting was opened with the Pledge of Allegiance. There were six (6) members present.

Mr. Brad Whicker stated the first order of business was the approval of the minutes from the July 14, 2020 meeting.

Mr. Kneeland motioned for approval for minutes from the July 14, 2020 meeting.

Mr. Tim Whicker seconded the motion. Mr. Gentry abstained.

FOR – 5 – AGAINST – 0 – ABSTAINED – 1 –

DPR 483/20: JP EXPRESS INC. (PRIMARY); a development plan review for an over the road truck storage facility; 5.39 acres; Liberty Township; S25-T14-R1W; located at 9084 S. State Road 39, Mooresville (Moench Engineering)

Mr. Brad Whicker noted that Mr. Brian Moench, Moench Engineering was in the audience to ask for a continuance on his petition. He stated to save his time, he would like to address that first before continuing with the agenda. He asked Mr. Dombrosky if it was appropriate for another continuance since it was granted a continuance at last month's meeting.

Mr. Dombrosky stated that they had received a continuance at the drainage board so even if it was ready to be heard, they would not be able to approve it tonight. There is still some work to do on the drainage. He stated the site plan is coming along and he had discussed with Mr. Moench.

Mr. Brad Whicker asked Mr. Moench if a 30-day extension was adequate time.

Mr. Moench stated he felt it would be.

Mr. Brad Whicker asked if they could combine both the primary and secondary in one motion.

Mr. Steuerwald stated that they could.

Mr. Moench appeared. He stated that there were some open issues with the drainage board. They are working through the strict drainage guideline for that area, but they have all the comments addressed.

Mr. Brad Whicker opened the public hearing.

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

Mr. Tim Whicker motioned to continue **DPR 483/20: JP Express Inc.** to the September 8, 2020 meeting.

Mr. O'Riley seconded the motion.

FOR – 6 – AGAINST – 0 – ABSTAINED – 0 –

ZA 474/20: CEDAR RUN LIMITED & JOHN LESLIE (HEARTLAND CROSSING BUSINESS PARK); a zoning amendment change from PB/Planned Business Park District to GB/General Business District; 5.695 acres; Guilford Township; S20-T14-R2E; located on Prosperity Circle, Camby IN (Holloway Engineering)

MAP 524/20: HEARTLAND CROSSING BUSINESS PARK, SECT. 1 – LOT 71 (PRIMARY); a 1-lot major plat; 2.92 acres; Guilford Township; S20-T14-R2E; located on Prosperity Circle, Camby IN (Holloway Engineering)

MAP 524/20: HEARTLAND CROSSING BUSINESS PARK, SECT. 1 – LOT 71 (SECONDARY); a 1-lot major plat; 2.92 acres; Guilford Township; S20-T14-R2E; located on Prosperity Circle, Camby IN (Holloway Engineering)

MAP 524/20: HEARTLAND CROSSING BUSINESS PARK, SECT. 1 – LOT 70 (REPLAT); a 1-lot major plat; 2.92 acres; Guilford Township; S20-T14-R2E; located on Prosperity Circle, Camby IN (Holloway Engineering)

Mr. Jeremy Keiser, Holloway Engineering, 100 Professional Court, Mooresville IN appeared on behalf of the petitioners. They are requesting a rezone from PB/Planned Business to GB/General Business. He pointed out the area on the slide. He stated that the 5.695 acres was split off from a larger parcel to create Lot 71 which was another petition to be discussed. They are also requesting a replat on Lot 70 to increase the size of that lot. The development plans for those will be heard at next month's meeting. He stated that Lot 71 would not be developed any time soon as they are looking to sell that lot.

Mr. Dombrosky asked if they had received approval from Tri-County Conservancy District.

Mr. Keiser replied that they had sent Suzanne an email.

Mr. Dombrosky clarified the three (3) petitions before them and pointed them out on the slide. He explained the difference between the three.

Mr. Brad Whicker asked if everyone understood. He stated the zoning change is a recommendation to the Board of County Commissioners. He noted they were all public hearings, so he then opened the public hearing on both petitions.

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

Mr. Pell motioned for a favorable recommendation of **ZA 474/20: Cedar Run Limited & John Leslie (Heartland Crossing Business Park)** to the Board of Commissioners.

Mr. Kneeland seconded the motion.

FOR – 6 –

AGAINST – 0 –

ABSTAINED – 0 –

Mr. Gentry motioned for approval of **MAP 524/20: Heartland Crossing Business Park, Sect. 1 – Lot 71 (Primary)** subject to staff recommendations.

Mr. Tim Whicker seconded the motion.

FOR – 6 –

AGAINST – 0 –

ABSTAINED – 0 –

Mr. Brad Whicker then went on the items in the business section. He stated that if no one had any further questions on what they had already covered, he would entertain motions.

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Mr. Gentry motioned for approval of **MAP 524/20: Heartland Crossing Business Park, Sect. 1 – Lot 70 (Replat)**.

Mr. Pell seconded the motion.

FOR – 6 –

AGAINST – 0 –

ABSTAINED – 0 –

Mr. Gentry motioned for approval of **MAP 524/20: Heartland Crossing Business Park, Sect. 1 – Lot 71 (Secondary)**.

Mr. Tim Whicker seconded the motion.

Mr. Brad Whicker stated there was other business to address. They needed to appoint a new Plan Commission representative to the Administrative Plat Committee.

Mr. Dombrosky stated any member could be appointed. The administrative committee handles non-controversial mostly non-public hearing items. They meet on the Wednesday morning after the Plan Commission. They usually hear secondary DPR's, plats of three (3) lots or less, secondary plats in some cases. Mr. Pell has been the volunteer up until now.

Mr. Kneeland volunteered to serve on the Administrative Plat Committee.

Mr. Dombrosky stated that Mrs. Margaret Gladden was there tonight to observe. She will be taking over Mr. Pell's position on the Plan Commission. Mr. Pell is still able to be serve as a non-voting member as an advisor from the Purdue Extension Board.

There being no further business, the meeting was adjourned at 6:55 p.m.

Tim Dombrosky, Chairman