

April 13, 2021

A meeting of the Hendricks County Area Plan Commission was held on Tuesday, April 13, 2021 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. Bob Gentry; Mr. Damon Palmer; Mr. Walt O'Riley; Mrs. Margaret Gladden and Mr. Tom Whitaker. Staff members present were Mr. Tim Dombrosky, Secretary and Director of Planning; Mrs. Suzanne Baker, Senior Planner; and Mrs. Brandy Swinford, Recording Secretary. Also present was Mr. Jeff Pell.

The meeting was opened with the Pledge of Allegiance. There was a quorum with seven (7) members present.

Mr. Whicker stated that the first order of business was to approve the minutes from the March 9, 2021 meeting.

Mr. Gentry motioned for approval of the March 9, 2021 meeting minutes.

Mr. O'Riley seconded the motion.

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

DPR 380/21: ELECTRIC PLUS STORAGE BLDG (PRIMARY); a development plan review for a storage building; 10.48 acres; Washington Township; S9-T15N-R1E; located at 173 S. CR 525 E. – Avon (Kruse Consulting)

Mr. Dale Kruse, Kruse Consulting appeared. He noted that Mr. Andy Hein, architect, as well as Mr. Tim Whicker, the owner, were both present in the audience. He reviewed on the slide the location. It would be a 16,000 square foot building that would replace the existing barn on the property. The new building would serve as support for other operations where they would assemble electrical panels and other things and ship them out to their projects. It would house 5-8 employees. He reviewed the plans, showing the lighting and landscaping plans. The railroad corridor is heavily wooded. The existing pines will stay, and they will fill in the gaps as needed. He showed photos of the landscaping currently there. He reviewed the staff comments. They have requested a modification for comment number two (2). They are encroaching on the building setback line by about five (5) feet. Comment number three (3) they have added a note on the landscaping plan regarding the pine trees. He then asked Mr. Andy Hein to speak on the architectural modifications they are requesting in relation to staff comment number four (4).

Mr. Andy Hein, ARC Design appeared. He reviewed and explained the modifications they were requesting. He noted that they were increasing the masonry requirements on the other sides to compensate for the sides facing the railroad tracks and the side with the existing pine trees. He stated that they meet the Tier 2 requirement for masonry. They were accenting with windows and downspouts so that it would not have a traditional barn feel. He talked about the slope of the roof and how if they push the slope up any higher it would double their expense because they would be required by the state to have a sprinkler above and below.

Mr. Whicker asked if there were any further questions for Mr. Hein. There being none, he then opened the public hearing. Being no one signed up to speak, he closed the public hearing.

Mr. Gentry motioned for approval of **DPR 380/21: Electric Plus Storage Bldg. (Primary)** with the requested modifications.

Mr. Palmer seconded the motion.

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

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Mr. Kruse then discussed the previous Gentry Woods project that came before them. He wanted to bring it up because he stated he was proud of the project. There was a lot of time spent with staff with the landscaping and the street. The plan commission approved waivers and modifications. He stated that in his opinion this project was a homerun. The streetscape alone CR 200 West looks amazing. It would not have been done that way without the ordinance requirements, but because of those requirements it looks awesome. As a result, Mr. Staley sold the first lot at 15 acres for \$270,000. There are only three (3) lots left, and it has only been on the market for eight months. Oftentimes they are before them asking for waivers and complaining about the ordinances, he wanted to praise the county for the ordinances and requirements because the county ended up with a nice development.

Mr. Whicker stated that Mr. Gentry had something to share with the commission.

Mr. Gentry stated that he had been contacted by a farmer on the north part of the county that there were 200 landowners that had been contacted about putting windmills in. He was asked how he felt about it and stated he was unsure. It was noted that the ordinance regarding windmills may need to be revisited. There was more discussion about the possible damage they bring to tiles, and problems that may arise from them. He wanted to make them aware that it may be coming in the future and that they needed to be prepared as best they could be.

There being no further business, the meeting was adjourned at 7:00 p.m.

Tim Dombrosky, Chairman