

September 15, 2021

The Hendricks County Area Plan Commission Administrative and Plat Committee held a meeting on Wednesday, September 15, 2021 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; Mr. John Ayres, County Engineer; Mrs. Ginger Harrington, Environmental Health Team Lead; Mr. David Gaston, County Surveyor and Mr. Ron Kneeland, Plan Commission Representative. Also present was Mrs. Brandy Swinford, Recording Secretary.

Mr. Dombrosky called the meeting to order with the Pledge of Allegiance. There was a quorum with five (5) members present.

Mr. Dombrosky stated the first order of business was the approval of the minutes from the August 11, 2021 meeting.

Mr. Ayres motioned for approval of the minutes from the August 11, 2021 meeting.

Mr. Gaston seconded the motion.

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

MIP 1111/21: GARY & KATHRYN RAASCH and JEREMY & ALLIE JOHNSON (REPLAT); a replat of lots 2 and 3; 20.35 acres; Center Township; S16-T15N-R1W; located at 148 and 151 Joseph Place, Danville 46122 (Kruse Consulting)

Mr. Dale Kruse, Kruse Consulting appeared on behalf of the petitioners. He stated that this was just a replat to reconfigure the lot lines and showed the changes on the plans.

Mr. Dombrosky stated that the new lot exceeds the 3:1 depth ratio so they would need a waiver for that. He asked if there were any additional comments.

Mr. Gaston noted that there were no conditions imposed at the drainage board.

Mrs. Harrington motioned for approval of **MIP 1111/21: Gary & Kathryn Raasch and Jeremy & Allie Johnson (Replat)** subject to staff recommendations.

Mr. Ayres seconded the motion.

FOR – 5 – 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. Waiver
 - a. 2.11(1)(c) Lot Depth. Lots created through the subdivision process are not permitted to have a lot depth which is more than 3 times the width of the lot, as measured from the front lot line to the rear lot line. The petitioner has requested a waiver from this dimensional standard in order to allow for lot 2 to be created with a lot depth that is roughly 4 times the width of the lot.
 - i. The petitioner has identified unusual circumstances which result in the creation of a lot which does not meet the dimensional standard regarding lot depth. Lot 2, as it is currently configured, consists of terrain that severely hampers the ability to build an accessory structure. The petitioner believes

that the requested waiver will result in a lot which allows for the creation of a suitable accessory structure.

1. Staff believes this waiver request results from unusual circumstances. The location of intermittent streams, and other environmental features on the site may make locating a pole barn on the existing Lot 2 area difficult. Additionally, a compliant and buildable Lot 2 would result in the creation of unusable remnants for Lot 3. Staff recommends that this waiver be granted.

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 plan must be obtained from the Drainage Board prior to 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. 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.

MRP 129/21: ANDY REINBOLD REVISION; a 1-lot minor residential plat; 1 acre; Washington Township; S26-T16N-R1E; located on the north side of E. County Road 200 N., 900 feet west of the intersection of N. County Road 800 E. – Avon (Kruse Consulting)

Mr. Dale Kruse appeared on behalf of Mr. Reinbold. He stated that they had gotten approval last month for this one. He reviewed the location. He stated that they had a buyer for the lot and the lot line was in the driveway and into some stone and it ended up killing the sale. They have submitted a revision to the lot line to move it over to the east just enough to get those improvements completely off that lot and onto the other. The plat was not recorded, and it was noticed when they were staking the lots.

Mr. Dombrosky asked if there was a drainage swale on that side of the property.

Mr. Kruse replied that there was not one really. They were just showing that they were indicating the drainage flow patterns per the staff comment. He noted there was a drainage swale on the back.

Mr. Gaston asked how far they were moving the line.

Mr. Kruse replied it was 3 or 4 feet.

There was some discussion about possibly looking at the ordinance to revisiting how they handle revisions and replats. He did not think this was something that necessarily needed to be resubmitted.

Mr. Ayres motioned for approval of **MRP 129/21: Andy Reinbold Revision** subject to staff recommendations.

Mr. Kneeland seconded the motion.

FOR – 5 – 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. Site must be graded such that water does not flow onto the roadway.

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 plan must be obtained from the Drainage Board prior to 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.

MRP 131/21: ADAM GRAVES; a 1-lot minor residential plat; 6.348 acres; Brown Township; S15-T17N-R1E; located approximately 2000 feet west of the intersection of State Road 267 and E. County Road 1000 N. (Kruse Consulting)

Mr. Dale Kruse appeared. He showed the location of the plat. He stated that the new lot would be approximately 6.5 acres. He reviewed the staff comments. He noted that they did not need a driveway culvert pipe so they removed it and changed the statement on the plat stating they would provide positive drainage away from the road. He showed the change on the plat.

Mr. Ayres stated that it would probably be put in more of a standard note in most cases from now on. Since they do not require the ditch anymore, he gets concerned. He was not as concerned with this one as some of them. Some of them the ground kind of slopes away, but not enough. If there is drainage away from the road it is going to be slow. The least little disturbance out by the road can really mess that up.

Mr. Kruse replied he understood as most places do turn flat.

Mr. Gaston noted this did receive drainage board approval.

Mrs. Harrington motioned for approval of **MRP 131/21: Adam Graves** subject to staff recommendations.

Mr. Gaston seconded the motion.

FOR – 5 – 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. The plans must show invert elevations for the driveway pipe and must show grading that will ensure positive drainage off of the roadway and an outlet for the roadside ditch.

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 plan must be obtained from the Drainage Board prior to 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. 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.

Mr. Dombrosky noted that **DPR 492/21: Biszantz Flower Farm (Secondary)** had been withdrawn.

DPR 493/21: SOLENTIAL ENERGY (SECONDARY); a development plan review for a solar field; 57 acres; Middle Township; S17-T16N-R1E; located at 4289 and 4265 E. County Road 400 N. – Danville (Design-Aire Engineering)

Mr. Corey Miller, Solential Energy, 13277 N. Illinois Street, Carmel IN appeared. He stated that per the staff recommendation, they had updated and sent an additional copy of the added entry space in between the culverts. They did receive drainage board approval. He noted that they also added the shield guarding to some of the pages in the plans. He showed and reviewed the changes on the plans.

There was some discussion about the size of pipes they were using.

Mr. Dombrosky stated he would sign the county owner inspection agreement and gave instruction on the next steps they would need to take.

Mr. Ayres motioned for approval of **DPR 493/21: Solential Energy (Secondary)** subject to staff recommendations.

Mrs. Harrington seconded the motion.

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

The staff recommendations are as follows.

DRAINAGE CONDITIONS:

Subject to approval by Hendricks County Drainage Board.

STAFF RECOMMENDATIONS:

1. Provide Civil Set of all plans identified in the DPR packet, in black and white (without aerial photograph underneath) with full legends identifying all depictions on plans, including but not limited to:
 - a. Existing and proposed conditions and improvements.
 - b. Provisions for water flow in swale.
2. Plans must show more detail on the installation of the proposed drive pipes, i.e. spacing, end sections, etc. End sections with some sort of debris deflectors should be used to help prevent clogging.

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 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.

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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 9:21 a.m.

Tim Dombrosky, Chairman