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The Hendricks County Area Plan Commission Administrative and Plat Committee held a meeting on Wednesday June 13, 2018 at 9:00 a.m. in the Hendricks County Government Center, Rooms 4 & 5, 355 South Washington Street, Danville, Indiana. Members present: Mr. Tim Dombrosky, Chairman; Mrs. Julie Haan, Environmental Health Director; Mr. Kim Galloway, Assistant County Engineer; Mrs. Sonnie Johnston, Plan Commission Member Representative; and Mr. David Gaston, County Surveyor. Also present was: Mrs. Suzanne Baker, Senior Planner; and Mrs. Joanne Garcia, Recording Secretary.

Mr. Dombrosky called the meeting to order with the Pledge of Allegiance. There was a quorum with four (4) members present. Mr. Gaston would be arriving late to the meeting.

Mr. Dombrosky then called for approval of the minutes for the April 11, 2018 meeting.

Mrs. Johnston made a motion to grant approval for the April 11, 2018 meeting minutes.

Mrs. Haan seconded the motion with Mr. Galloway abstaining.

FOR – 3 –                      AGAINST – 0 –                      ABSTAINED – 1 –

Mr. Dombrosky then called for the first item on the Public Hearing portion of the agenda as follows:

**MIP 1090/18: DAVID MULLINS;** a 2-lot minor subdivision, 20.01 acres, Marion Township, S11-T15N-R2W, located on the south side of U.S. Highway 36, approximately 0.50 mile east of the intersection with County Road 450 West. (Kruse Consulting, Inc.)

Mr. Dale Kruse of Kruse Consulting, Inc. appeared on behalf of Mr. Mullins. He reviewed the location of the proposed plat and stated that one of the lots would be vacant and one had the existing home located there. Mr. Kruse then reviewed the recommendations in staff's letter dated June 13, 2018. He stated in regard to Comment #1 that the pipe size, length and elevations for the drive to Lot 2 needed to be specifically listed, and they had added the location of the culvert with the pipe size to match what the upstream pipe size was. He stated that regarding Comment #2, they had shown the limits of where the NSEA (Naturally Sensitive Easement Area) was located around the perimeter of the wetland area on the development plan and on the plat.

Mr. Dombrosky asked if the wetland areas had been delineated.

Mr. Kruse responded that they had made the easement around the outer perimeter of the wetland area. He stated that they could show the wetland area inside of the easement area.

Mr. Galloway stated he thought that would be what they were looking for.

Mr. Dombrosky stated that in the wetland area you had that information from the wetland consultant.

Mr. Kruse stated that was correct.

Mr. Dombrosky asked if we had a copy of that document.

Mr. Kruse stated he thought that wetland delineation report had been provided to staff and that it had probably been emailed.

Mrs. Baker stated she would make sure a copy was placed in the file.

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Mr. Dombrosky stated that showing that area on the development plan was adequate. He stated that they were comfortable that the NSEA covered the wetlands.

Mr. Dombrosky asked for further comments. There being none, Mr. Dombrosky called for a motion.

Mrs. Haan then made a motion to grant approval for **MIP 1090/18: David Mullins** subject to the conditions and recommendations in staff's letter dated June 13, 2018.

Mrs. Johnston seconded the motion.

FOR – 4 –                      AGAINST – 0 –                      ABSTAINED – 0 –

The staff recommendations were as follows:

**DRAINAGE CONDITIONS:**

1. Subject to Drainage Board approval and the conditions of the County Surveyor.

**STAFF RECOMMENDATIONS:**

1. Pipe size, length, and elevations for drive to Lot 2 need to be specifically listed.
2. The actual wetland areas delineated by the study performed should be shown.

**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 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 or development 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.
3. 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 final design of the septic systems.
4. 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.
5. Secondary septic field easements (SSFE) must be shown on the plat, or separate easement document to be recorded with the plat must be provided.
6. Prior to recording a statement must be added to the plat that states: Those designated as secondary septic field easements (SSFE) are secondary septic field easements that are

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hereby expressly reserved for the purpose of the placement of a sewage disposal field. Uses shall be limited to those consistent with the proper operation of a septic system and that will not result in soil compaction. The easement shall terminate only with the written approval of the Hendricks County Health Officer.

7. The Hendricks County Planning and Building Department must be notified at least seventy-two (72) hours prior to any site improvements being installed.

(It was noted here that Mr. Gaston arrived at the meeting.)

**MIP 1093/18: JOHN & SANDRA KINMAN;** a 2-lot minor subdivision, 11.604 acres, Marion Township, S22-T16N-R2W, located on the west side of North County Road 525 West, approximately 0.30 mile south of the intersection with West County Road 350 North. (Kruse Consulting, Inc.)

Mr. Dale Kruse of Kruse Consulting, Inc. appeared on behalf of the Kinman's. Mr. Kruse reviewed the location of the property with an existing home on the northern parcel and a vacant lot to the south which they wished to sell so that they did not have the upkeep for it. Mr. Kruse then addressed the staff comments in their letter dated June 13, 2018. He stated as to comment #1, they had the setback wrong and had changed it from 30 feet to 35 feet on the development plan. He stated that they also noted the location of the culvert/bridge on County Road 525 West and he would provide an updated plan. Mr. Kruse then addressed comment #3 as to the labelling of all soil borings and he referred to Mrs. Haan as he felt he had labelled them all.

Mrs. Haan then responded that the first time she had reviewed the plan, those borings had not all been labelled. She stated she was okay with the plan if that had been corrected.

Mr. Kruse stated that they would be sure to add all the labelling numbers and that they had the soil report. He then explained that the septic system for the existing home extended over onto another separate parcel that the petitioners owned, and he had a signed easement. He stated he would provide a copy of that to Mrs. Haan after it had been recorded.

Mr. Dombrosky stated that on Lot 2 after the culvert, there was a low area and he wanted that noted on the plans and he discussed this with Mr. Kruse.

There being no further questions or comments, Mr. Dombrosky called for a motion.

Mrs. Haan then made a motion to grant approval for **MIP 1093/18: John & Sandra Kinman** subject to the following:

1. Conditions and recommendations in staff's letter dated June 13, 2018; and
2. Receipt of the revised plans showing the culvert/bridge located on County Road 525 West.

Mrs. Johnston seconded the motion and the vote was unanimous.

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

The staff conditions and recommendations were as follows:

**DRAINAGE CONDITIONS:**

1. Subject to Drainage Board approval and the conditions of the County Surveyor.

**STAFF RECOMMENDATIONS:**

1. 35' setback (not 30') noted on Development Plan
2. Note the culvert/bridge located on 525 West
3. Label all soil borings and prior to recording the plat, provide the Health Department with a copy of the recorded easement for existing onsite septic system that serves Lot 1.

**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 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 or development 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.
3. 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 rate 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 final design of the septic systems.
4. 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.
5. Secondary septic field easements (SSFE) must be shown on the plat, or separate easement document to be recorded with the plat must be provided.
6. Prior to recording a statement must be added to the plat that states: Those designated as secondary septic field easements (SSFE) are secondary septic field easements that are hereby expressly reserved for the purpose of the placement of a sewage disposal field. Uses shall be limited to those consistent with the proper operation of a septic system and that will not result in soil compaction. The easement shall terminate only with the written approval of the Hendricks County Health Officer.
7. The Hendricks County Planning and Building Department must be notified at least seventy-two (72) hours prior to any site improvements being installed.

Mr. Dombrosky stated that concluded the public portion of the hearing and he called for the first item on the Business Session portion.

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**MRP 092/18: JENNIFER BURTON**; a 1-lot minor residential plat, 2.90 acres, Franklin Township, S07-T14N-R2W, located on the west side of State Road 75, approximately 0.15 mile south of the intersection with West County Road 600 South. (Kruse Consulting, Inc.)

Mr. Dale Kruse of Kruse Consulting, Inc. appeared on behalf of Jennifer Burton. He reviewed the location of the proposed 1-lot minor residential plat. He stated that the petitioner was acquiring some property from her parents.

Mr. Gaston asked if they owned the pond on the property.

Mr. Kruse stated yes and that they had purchased it recently. He went on to say that the parcel they were creating was approximately 2-1/2 acres and that access would be gained from County Road 600 South. He stated even though they had frontage along State Road 75, they would not be using that frontage for access. Mr. Kruse stated that the only staff comment was adding a note for the acreage of the remainder parent parcel on the plans. He stated he thought that was not usually done for minor residential plats.

Mr. Dombrosky stated that they needed the parent parcel described and placed on the drawing for a reference.

Mr. Kruse stated he would add it.

Mr. Gaston asked if that was to ensure that the parent parcel had more than 20 acres.

Mr. Dombrosky replied no and that it was to ensure that a future split from that parent parcel determined whether it would be an MIP (Minor Plat) based on the parent parcel.

Mr. Kruse stated it did not have to be 20 acres.

Mr. Dombrosky stated that was correct.

Mr. Gaston asked about an existing house on a parcel.

Mr. Kruse stated then it would need to be a minor plat.

Mr. Dombrosky then asked about the right-of-way being figured out.

Mr. Kruse stated that had been done.

Mr. Gaston added that the project had received Drainage Board approval.

Mr. Dombrosky and Mr. Kruse discussed there being a 20-foot wide stem with a 7-1/2-foot utility easement on the side of it. Mr. Kruse explained that was because there were power lines that ran down the property line.

Mr. Dombrosky called for further questions or comments and there being none, he called for a motion.

Mrs. Johnston then made a motion to grant approval for **MRP 092/18: Jennifer Burton** subject to the conditions and recommendations in staff's letter dated June 13, 2018.

Mrs. Haan seconded the motion and the vote was unanimous.

FOR – 5 –

AGAINST – 0 –

ABSTAINED – 0 –

The staff conditions and recommendations were as follows:

**DRAINAGE CONDITIONS:**

Subject to Drainage Board approval and the conditions of the County Surveyor.

**STAFF RECOMMENDATIONS:**

1. Note the acreage of the remainder parent parcel on the plans.

**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, PUD or development plan must be obtained from the Drainage Board prior to Secondary Approval (or Approval in the case of minor plats) by the Plan Commission or its Administrative and Plat Committee. 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. 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.
4. 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.
5. Secondary septic field easements (SSFE) must be shown on the plat, or separate easement document to be recorded with the plat must be provided.
6. Prior to recording a statement must be added to the plat that states: Those designated as secondary septic field easements (SSFE) are secondary septic field easements that are hereby expressly reserved for the purpose of the placement of a sewage disposal field. Uses shall be limited to those consistent with the proper operation of a septic system and that will not result in soil compaction. The easement shall terminate only with the written approval of the Hendricks County Health Officer.
7. The Hendricks County Planning and Building Department must be notified at least seventy-two (72) hours prior to any site improvements being installed.

**DPR 464/18 (SECONDARY): AT&T STORE;** a development plan review to grant secondary approval for a new AT&T Store, 1.77 acres, Guilford Township, S20-T14N-R2E, located on the east side of State Road 67, approximately .05 mile north of Prosperity Circle, more commonly known as 10533 Heartland Boulevard. (Holloway Engineering)

Mr. Jeremy Kaiser of Holloway Engineering appeared on behalf of the applicant, Lighthouse Development. He stated they were requesting their secondary approval for this development plan and he reviewed its location. He stated that they had received approval from the Tri-County Conservancy District and VS Engineering for the sewer and drainage plans. He then explained that they were allowed to replace their sign over the area of the sewer line as two other businesses also had signs over a sewer line. He stated he had received documentation of that approval from the Heartland Crossing Review Committee.

Mr. Dombrosky reminded Mr. Kaiser that even if he received secondary approval, a sign permit would need to be applied for separately.

Mrs. Baker asked Mr. Kaiser about a retaining wall for the sign.

Mr. Kaiser stated no other than a small one out front like the PNC Bank's. He stated they were going back to the original sign location.

Mr. Dombrosky stated the sign approval was conceptual and a review would need to be conducted to issue a sign permit.

Mr. Dombrosky stated all the staff comments had been addressed and that the Plan Commission had addressed other modifications at the primary approval. He also asked if the elevations had changed.

Mr. Kaiser stated no, the elevations had not changed.

Mr. Dombrosky stated the approval should be subject to receipt of revised plans.

Mrs. Haan then made a motion to grant approval for **DPR 464/18: AT&T (Secondary)** subject to the following:

1. The conditions and recommendations in staff's letter dated June 13, 2018; and
2. Receipt of revised plans.

Mrs. Johnston seconded the motion and the vote was unanimous.

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

The staff conditions and recommendations were as follows:

**DRAINAGE CONDITIONS:** LOCATED IN TRI-COUNTY CONSERVANCY JURISDICTION

**STAFF RECOMMENDATIONS:**

1. Subject to approval from the Heartland Crossing Development Review Committee and Tri County Conservancy District.

**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 Hendricks County Area Plan Commission. Secondary Stormwater Approval must be obtained from the Drainage Board prior to Secondary Approval by the Plan Commission or its Administrative and Plat Committee. 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. An Improvement Location Permit/Building Permit must be obtained two (2) years from the date of approval. 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 carried out as a permitting process separate from development plan approval.
6. No Improvement Location Permit/Building Permit shall be issued until any plat associated with Secondary Development Plan Review has been recorded.
7. A State Plan Release is also required for multifamily, residential and non-residential (commercial and industrial) projects. In no way will a Development Plan Review be construed as a substitute or a waiver for these other required permits.

**MAP 738/18 (SECONDARY): DORSEY BUSINESS PARK;** a 1-lot major commercial subdivision, 11.704 acres, Center Township, S32-T16N-R1W, located on and along the east side of State Road 236 and the west side of State Road 39, approximately 0.16 mile north of the confluence of said thoroughfares as measured on and along State Road 236.

Mr. Dale Kruse of Kruse Consulting, Inc. appeared along with the applicant, Justin Dorsey. Mr. Kruse reviewed the location of this 1-lot major commercial subdivision and explained that in the future, the plan was to further subdivide it into four parcels, which would require further applications for replats. He stated for this application, they were asking approval basically for the detention pond, and a common septic field that the proposed four lots would utilize. He stated they were accounting for 300 gallons per day, which was the state minimum per lot. He added that each lot would have a way to utilize that septic field.

Mrs. Haan stated that she had looked over the maintenance agreement and that it was good. She asked if they had received their final approval from the state.

Mr. Kruse stated no but had addressed a round of comments and that he thought there was some confusion around the fact that they did not have a user yet.

Mrs. Haan stated she understood that and they were okay with approving the connections individually as they were submitted.

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Mr. Kruse then addressed the staff comments and regarding showing the 30-foot landscape buffer easement for maintenance on the plat, he stated he was not sure about that.

Mr. Dombrosky stated that would be from the north and that a landscaping buffer on the plans would be commonly maintained and owned and needed to have an access for maintenance.

Mr. Kruse clarified that would be on Lot 1 which would have the responsibility for maintenance.

Mr. Dorsey pointed out on the plans the area in question.

Mr. Kruse stated that they could call it a buffer easement on the plat as it was essentially a setback and by calling it an easement, he did not think that would cause any restrictions.

Mr. Dombrosky stated that the maintenance needed to be clearly spelled out.

Mr. Kruse asked if he meant who would be responsible for maintaining it.

Mr. Dombrosky stated yes.

Mr. Kruse asked where that should be explained.

Mr. Dombrosky commented that on the plat as they were not doing Lot 1 yet.

Mr. Kruse stated that they could make the easement on Lot 1 now and then cover maintenance of that when it was built.

Mr. Dombrosky responded that he thought it would be sufficient for now to show, just for the common area, that it was being platted.

Mr. Kruse stated that they could just call it a landscape easement.

Mr. Dombrosky stated that would be acceptable. He stated, however, that if it was just Lot 1's responsibility, that typically on a major plat, all of the landscaping was put under maintenance by an HOA. He stated he was not sure how to handle it if each individual lot had their own responsibility.

Mr. Dorsey stated that Lot 1 would be the only one involved with common zoning on the other parcels surrounding it. He stated it could be called one thing and whoever the subsequent owner was, would be responsible.

Mr. Dombrosky stated he understood and he wanted to somehow note that the landscaping buffer on each property was that eventual lot owner's responsibility.

After further discussion, Mr. Dombrosky stated that he did not think it needed to be on Block A at all if we noted in the approval that when Lot 1 was platted, it would be the responsibility of Lot 1.

Mr. Gaston stated he was okay with that.

Mr. Dorsey further explained the language of the maintenance agreement.

Mrs. Haan stated she did not see anything about landscaping in the maintenance agreement and that it was more about septic system maintenance. She stated, however, that language could be added.

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Mr. Gaston then asked about ingress and egress.

Mr. Kruse stated that there would be frontage along State Road 39.

Mr. Dombrosky stated that there was no public access.

Mr. Dorsey explained their plans on the site and that there was an ingress egress utility easement on Lot 1.

Mrs. Haan stated that their individual tanks were going to be on each property.

There was further discussion on the matter between the parties and Mrs. Baker reviewed her copy of the maintenance agreement and stated there was no language about landscaping and that it could be added in under the common area, page 12 of the agreement.

Mr. Dorsey stated he understood and would have that language added.

Mr. Kruse then went on to address staff comment #2 regarding the street tree species and planting details. He stated he would provide a list of street tree details.

He stated comment #3 asked about the INDOT permit and they had received that permit. He stated that comment #4 had to do with the septic system and had been previously discussed. He then went on to address Comment #5 regarding the sidewalk waiver requested for both State Road 39 and State Road 236. He stated this was because the terrain to the north was not forgiving for installing sidewalks and that the State of Indiana was not in favor of sidewalks along state roads.

There was further discussion among the parties regarding the sidewalk waivers and Mr. Dorsey asked if language could be added to the plat that if sidewalks became contiguous in the future, they would then be installed.

Mr. Dombrosky stated that he was not adamant about sidewalks at this site only because of the property being along two state roads instead of along county roads.

After discussion, all the members agreed with the waivers and the note to be placed on the plat except for Mrs. Haan.

Mr. Dombrosky asked for further questions or comments. There being none, he called for a motion.

Mrs. Haan made a motion to grant secondary approval for **MAP 738/18: Dorsey Business Park (Secondary)** subject to the following:

1. Conditions and recommendations in staff's letter dated June 13, 2018; and
2. Revision to staff comment #1 as discussed.

Mrs. Johnston seconded the motion with the vote unanimous.

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

Mr. Gaston then made a motion to grant approval for **WA 291/18: MAP 738 Dorsey Business Park**, a Waiver of the Subdivision Control Ordinance Sec. 6.12 (1.a) Sidewalks subject to the following:

1. Conditions and recommendations in staff's letter dated June 13, 2018; and
2. Note on plat that sidewalks will be installed when they become contiguous to the site.

Mrs. Johnston seconded the motion with 4 in favor and 1 voting against, that being Mrs. Haan.

FOR – 4 –                      AGAINST – 1 –                      ABSTAINED – 0 –

The staff conditions and recommendations were as follows:

**DRAINAGE CONDITIONS:**

Subject to Drainage Board approval and the conditions of the County Surveyor.

**STAFF RECOMMENDATIONS:**

1. Show the 30' landscape buffer easement for maintenance on the plat.
2. Need to provide the street tree species and planting details.
3. INDOT permit must be approved prior to construction.
4. Approval should be subject to the Indiana State Department of Health approval of plans for the proposed commercial onsite sewage treatment system.
5. The Health Department is not in favor of any sidewalk waivers due to high rates of obesity, in children and adults, as well as the chronic diseases that result from limited exercise opportunities. Studies show that people with access to sidewalks get more exercise. Reduction of short car trips when engines emit the most pollution because they are not yet warmed up will also improve air quality.

**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 Hendricks County Area Plan Commission. Secondary Stormwater Approval for a plat, PUD or development plan must be obtained from the Drainage Board prior to Secondary Approval (or Approval in the case of minor plats) by the Plan Commission or its Administrative and Plat Committee. 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. Addresses must be added to the final plat prior to recording. To obtain addresses, the applicant must submit a request to the Planning and Building Department well in advance of the recording package being forwarded to the Hendricks County Engineer's Office.
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.

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6. A State Plan Release is also required for multifamily, residential and non-residential (commercial and industrial) projects. In no way will a Development Plan Review be construed as a substitute or a waiver for these other required permits.

**MAP 653/18 (SECONDARY): WOODCREEK CROSSING, SEC. 11;** a 25-lot major residential subdivision, 10.27 acres, Washington Township, S26-T16N-R1E, located on the south side of Northfield Drive and west of County Road 800 East, at the south terminus of Meadow Creek. (Abercrombie & Associates, Inc.)

Mr. Dombrosky stated that the applicant still did not have their allocation letter for this project. He stated that they only had one month left of their ninety (90) days to receive said letter.

Mr. Gaston then made a motion to grant a thirty (30) day continuance for **MAP 653/18: Woodcreek Crossing, Sec. 11 (Secondary)** to the July meeting.

Mrs. Johnston seconded the motion with a unanimous vote.

FOR – 5 –

AGAINST – 0 –

ABSTAINED – 0 –

There being no further business, the meeting was adjourned at 9:53 a.m.

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Tim Dombrosky, Chairman