

**HENDRICKS COUNTY AREA PLAN COMMISSION
AGENDA**

TUESDAY, APRIL 9, 2019

6:30 PM
Rooms 4 and 5
Hendricks County Government Center
355 South Washington Street #212
Danville, Indiana 46122

- **PLEDGE OF ALLEGIANCE**
 - **APPROVAL OF THE MINUTES FOR THE FEBRUARY 12, 2019 MEETING**
 - **PUBLIC HEARINGS**
Public hearing items have been advertised according to law. For items involving a piece of land, courtesy notices have been sent to some property owners in the vicinity and a sign with information pertaining to the case has been posted on the property. Testimony for and against each proposal will be taken and a decision by the Plan Commission will be made. The Commission may continue an item to another date for hearing if the public is better served by such a continuance.
- ZA 228/19: EAGLE CROSSING PUD 16 & EAGLE LAKES CONDOMINIUMS DPR 245 (AMENDMENT TO PUD ORDINANCE);** an amendment to an approved PUD Ordinance for the Eagle Crossing development and the Eagle Lakes Condominiums development plan; 4 parcels, 13.82 acres, Lincoln Township, S05-T16N-R2E, located on the north side of East County Road 600 North and east of Eagle Crossing Boulevard. (Faegre Baker Daniels LLP) **(CONTINUED)**
- ZA 460/19: YOUR VENTURE CHURCH, INC.;** a zoning amendment change from LI/Light Industrial District to GB/General Business District; 20 acres, Middle Township, S35-T17N-R1W, located on the east side of North County Road 100 East south of the railroad. (Comer Law Office)
- ZA 461/19: BOSS LAND ACQUISITIONS, LLC;** a zoning amendment change from LI/Light Industrial District to GB/General Business District; 37.98 acres, Middle Township, S35-T17N-R1W, located on the east side of North County Road 100 East between the railroad and U.S. Highway 136. (Comer Law Office)
- ZA 462/19: THE 1188 N RACEWAY ROAD LAND TRUST;** a zoning amendment change from AGR/Agriculture Residential District to NB/Neighborhood Business District; 0.55 acres, Washington Township, S32-T16N-R2E, located on the west side of Raceway Road, approximately 0.20 mile north of East County Road 100 North, more commonly known as 1188 North Raceway Road. (Comer Law Office) **(CONTINUED)**
- ZA 463/19: MICHELLE D. HANKE;** a zoning amendment change from GB/General Business District to RB/Single Family Residential District; 4.00 acres, Guilford Township, S27-T15N-R1E, located on the west side of State Road 267 just north of its intersection with Northfield Road, more commonly known as 3344 South State Road 267. (Comer Law Office)
- MAP 742/18 (PRIMARY): SOUTHGATE;** a 10-lot major estate subdivision, 21.711 acres, Guilford Township, S24-T14N-R1E, located northeast of the intersection of East Hendricks County Road and Indianapolis Road. (Holloway Engineering) **(CONTINUED)**
- DPR 472/19 (PRIMARY): CLOVER COMMUNITIES HENDRICKS, LLC;** a development plan review to construct a senior apartment complex, 125 units, 10.28 acres, Washington Township, S29-T16N-R2E, located on the north side of East County Road 200 North at the southeast corner of property known as 2135 Redland Road. (C & S Engineers, Inc.)
- TSA 01/19: AMENDMENT TO THE HENDRICKS COUNTY SUBDIVISION CONTROL ORDINANCE, CHAPTER 3: SUBDIVISION PROCEDURES;** and referring to all of Hendricks County under the jurisdiction of the Hendricks County Area Plan Commission.

TZA 01/19: AMENDMENT TO THE HENDRICKS COUNTY ZONING ORDINANCE, BY AMENDING CHAPTER 4: ZONING DISTRICTS – AMENDING ACCESSORY BUILDING MAXIMUM LOT COVERAGE FROM FIVE (5) PERCENT TO SEVEN (7) PERCENT; and referring to all of Hendricks County under the jurisdiction of the Hendricks County Area Plan Commission.

TZA 02/19: AMENDMENT TO THE HENDRICKS COUNTY ZONING ORDINANCE, BY AMENDING CHAPTER 11.3: ESTATE SUBDIVISIONS; and referring to all of Hendricks County under the jurisdiction of the Hendricks County Area Plan Commission.

- **BUSINESS SESSION**

In its business session, the Plan Commission meets in open session to discuss each item and make a decision. By law, a business session agenda is posted at least 48 hours prior to this meeting. This is not a public hearing. No testimony is taken unless the Plan Commission requests it. The Commission may continue an item to another date for hearing if the public is better served by such a continuance.

- **OTHER BUSINESS**

- Appointment of Plan Commission representative from North Salem

- **WISHES TO BE HEARD**

This is where persons wishing informal advice on any matter under the purview of the Plan Commission may be heard according to law.

- **DISCUSSION**

Staff and the Plan Commission routinely discuss general matters of planning, zoning and Plan Commission procedure. No action will be taken on any matter requiring public notification unless it has been advertised according to law.

CONTINUANCES

Agenda items labeled “CONTINUED” have been administratively continued by staff to a future public hearing. Agenda items labeled “PETITIONER REQUESTS CONTINUANCE” have a continuance request that will be heard by the Plan Commission at the hearing. The Plan Commission may or may not grant the continuance which means the agenda item may or may not be heard at this hearing. Please note that a petitioner may request a continuance at any time up to the hearing or at the hearing and, as a result, a continuance request may not appear on the agenda in all cases. The Plan Commission may itself continue an agenda item as may be found necessary. Call (317) 745-9255 if you have a question about the most current status of an agenda item.

CASE INFORMATION

Information pertaining to these cases is available on the Hendricks County web site www.co.hendricks.in.us. It is also available to the public weekdays from 8:00 a.m. to 4:00 p.m. at the Department of Planning and Building, Hendricks County Government Center, 355 South Washington Street, Danville, Indiana 46122. There are times during routine application processing when files may not be immediately available. Written objections to any item on the agenda may be filed with the secretary of the Plan Commission before the hearing. At the hearing, oral comments concerning each Public Hearing proposal will be heard. The jurisdiction of the Plan Commission is all of Hendricks County except the towns of Avon, Brownsburg, Clayton, Danville, Lizton, Pittsboro, and Plainfield. For more information, call (317) 745-9255.

SPECIAL ACCOMMODATIONS

For special accommodations needed by handicapped individuals planning to attend this hearing, please call (317) 745-9254 at least 48 hours in advance of the meeting.

RULES FOR PUBLIC SPEAKING

- 1. If you wish to speak regarding a particular case, please sign the correct sign-in sheet.**
- 2. For each case, Petitioner will have 15 minutes to make a presentation.**
- 3. When the Public Hearing portion for each case is opened, please give your name and address at the podium and speak for no more than 3 minutes, or up to 10 minutes if you are representing a group. Discourteous, disorderly or contemptuous conduct shall be regarded as a breach of courtesy. Comments made by remonstrators shall be directed to the Commission and not to the applicant or any other person.**
- 4. Every person appearing before the Commission shall abide by the directions of the President.**
- 5. The Petitioner will have the opportunity to respond to remarks made by a remonstrator and answer additional questions from the Commission.**
- 6. Once all testimony is taken, the public portion of the hearing is closed, and no further testimony will be taken.**
- 7. The Commission may ask questions at any time of the Remonstrators or the Petitioner.**