

June 12, 2019

The Hendricks County Area Plan Commission Administrative and Plat Committee held a meeting on Wednesday June 12, 2019 at 9:00 a.m. in the Hendricks County Government Center, Rooms 4 & 5, 355 South Washington Street, Danville, Indiana. Members absent were Mrs. Sonnie Johnston. Members present were Mr. Tim Dombrosky, Chairman; Mr. Kim Galloway, Assistant County Engineer; Mrs. Krista Click, Environmental Health Director; Mr. David Gaston, County Surveyor. Also present were Mrs. Suzanne Baker, Senior Planner; and Mrs. Brandy Swinford, Recording Secretary.

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

Mr. Dombrosky then called for approval of the minutes for the May 15, 2019 meeting.

Mr. Gaston motioned for approval of the May 15, 2019 minutes.

Mrs. Click seconded the motion.

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

MIP 1108/19: RAMONA S. LEOPARD; a 3-lot minor subdivision; 15.244 acres; Liberty Township; S13-T14N-R1W; located on the east side of South State Road 39, approximately 0.13 mile north of County Road 800 South. (Jeff Trout/Indysurv LLC)

WA 303/19: MIP 1108 RAMONA S. LEOPARD; a Waiver of the Subdivision Control Ordinance, Sec. 6.06 Street Trees. (Jeff Trout/Indysurv LLC)

Mr. Dombrosky stated that they did not have everything resolved with the Health Department.

Mr. Dombrosky opened the public hearing

Being there was no one signed up to speak, the public hearing was closed.

Mr. Gaston motioned for a continuance of **MIP 1108/19: Ramona Leopard** and **WA 303/19: MIP 1108 Ramona Leopard** to the July 10, 2019 meeting.

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

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

MIP 1112/19: LARY HATFIELD; a 3-lot minor plat; 11.41 acres; Brown Township; S16-T17N-R1E; located 1500 feet north of the intersection of 1000 North and N. County Road 550 East on the east side of the road. (Kruse Consulting, Inc.)

Mr. Dale Kruse with Kruse Consulting, Inc. appeared with the petitioner Lary Hatfield. He stated they are here for the approval of 3-lot minor plat. He addressed the questions in the staff review meeting about tiles. They were going to include where the tiles go when they go offsite. There was another tile that went across the property and up and across the road. They have received the location from the tile guy. He stated that you could see the tile on an aerial photograph. They covered it with a 15-foot easement. Mr. Hatfield stated that they came up 500 feet with a radio signal with that tile, so they know exactly where it is located.

Mrs. Click asked if they were changing the plans for the outlets.

Mr. Kruse stated no, that it was an existing tile that had been there for years. He noted that there was also a comment to show the culvert under the road, which they have shown now. He said

the comment about their set aside area, they didn't move the septic fields, they grouped the trees a little differently to get off the septic set aside area and keep their soil borings intact.

Mrs. Click stated that the conversation was that they were going to have to redo the soil borings and he asked if they could move the trees. She stated that wasn't her decision but worth discussing further.

Mr. Dombrosky stated they would have to move them out of the pipeline easement anyway.

Mr. Kruse stated that they added the note about removing trees within 10 feet of the pavement.

Mr. Dombrosky stated that there was a sidewalk waiver with this.

Mrs. Baker stated that it had just missed the agenda. She stated it was WA 304/19.

Mr. Dombrosky stated that it was in Brown Township and all the eastern townships require sidewalks.

Mrs. Click asked if we would vote on that separately.

Mr. Dombrosky stated that they would. He then asked if there were any questions about the sidewalk waiver.

Mr. Hatfield stated that their intent was to keep the agricultural environment. He stated that there was not a sidewalk within approximately 5 miles of the property. He stated that the other side of the road was the next township.

Mrs. Click noted that typically the Health Department does not support sidewalk waivers because of the connectivity.

Mr. Dombrosky stated that this was the north eastern most section of Brown Township and the most rural part of any area that would require sidewalks. He did not foresee any major sidewalk connections coming any time soon.

Mr. Dombrosky opened the public hearing.

Being there was no one signed up to speak, the public hearing was closed.

Mr. Gaston motioned for approval of **WA 304/19: MIP 1112/19 Lary Hatfield – sidewalk waiver.**

Mr. Galloway seconded the motion with Mrs. Click voting against.

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

Mr. Gaston motioned for approval of **MIP 1112/19: Lary Hatfield** subject to the staff recommendations.

Mr. Galloway seconded the motion and the vote was unanimous.

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

The staff conditions and recommendations are as follows:

DRAINAGE CONDITIONS:

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

STAFF RECOMMENDATIONS:

1. Sidewalk waiver being requested.
2. Move the septic fields away from the street trees in Lot 1.
3. Any trees, fence, or other obstruction within 10 feet of the edge of pavement must be removed.
4. The existing culvert under the road must be shown on the plans.
5. Show the outlet of the existing tile. Demonstrate the field tile is open and flowing.
6. Put a note on the plans, stating that the drainage continues onto a legal drain.

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. 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.
6. Secondary septic field easements (SSFE) must be shown on the plat, or separate easement document to be recorded with the plat must be provided.
7. 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.

DPR 474/19 (SECONDARY): FSM PROPERTIES, LLC; a development plan review to add more storage units to existing facilities; 9.85 acres; Liberty Township; S10-T14N-R1W; located on the northeast corner of South County Road 0 and US Highway 40 (Kruse Consulting, Inc.)

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Mr. Dombrosky reviewed the advertisements and continuance policy. Unless staff has a good reason, they will not automatically continue something. It would be a recommendation for a continuance and that decision has to be made at the meeting since it's a public meeting. Usually that applies more strongly to a public hearing item but could also apply to something like the upcoming petition. It will still be on the agenda; we would have the meeting and be open for discussion. The plan commission was recommending a continuance for Gentry Woods last night because they had not received the revisions before. He stated that Mr. Kruse had brought them with him today.

Mr. Dombrosky asked if they had received drainage board approval.

Mr. Gaston replied that they had. The only issue was the neighbor. He had talked to Mr. Kruse about that issue.

Mr. Dale Kruse with Kruse Consulting, Inc. stated that he had spoken to the neighbor on more than one occasion. There is a definite drainage issue. He doesn't understand how there is one because there is more fall in that ditch than almost any ditch. He stated that they had revised their plans to show regrading the ditch to lower it some. He stated that he told the neighbor that on the plans he showed no work being done on her property. She understood that and was grateful that something was being done. He noted that the ditch to the south of her drainage problem, they lowered by 18 inches. She should be able to drain into that ditch.

Mr. Gaston stated that she would have to do some work to make that happen. He wanted to know if the property owner was okay with her coming onto his property in order to do that work to facilitate the drainage.

Mr. Kruse stated that they would have to work together to get the issue resolved. He thought that it was their duty to provide her a way to get there, but that was it.

Mr. Gaston wanted to make sure that after they approve it, that the property owner cannot come back and say that the neighbor could not access his property.

Mr. Kruse replied that he had talked to the property owner about that and he said he didn't have a problem with that, though he did not have anything in writing.

Mr. Gaston asked if we could include that in the motion.

Mr. Dombrosky asked how he would like to word that.

Mr. Kruse then asked if they were to get upset with each other later after the ditch was put in, could they come before the drainage board to remove the obstruction because it's a surface water.

Mr. Gaston stated they would not be able to because it was not a natural surface water course that benefits more than 2 properties.

Mr. Kruse stated that it did, because it goes farther north. There are others that drain through there.

Mr. Gaston asked if it was a natural surface water course where there is a defined channel.

Mr. Kruse stated that earlier aerial photography shows the natural water course. He was just curious if she would have that last resort should things turn unfavorable between the two parties.

Mr. Kruse then went over the landscaping concerns. The driveways were discussed at the last meeting. They are removing two of them. The signage and lighting; the property owner is not proposing to add any to the existing. He believed that he turned in the advertising fee during the last

plan commission meeting. He stated that the development summary table was added. He stated that they do need a modification for no parking spaces.

Mr. Dombrosky stated that that was approved at the plan commission meeting.

Mr. Kruse stated that he had submitted a waiver for the street trees. They added the landscaping around the storage buildings themselves instead. He added a note to remove the existing pine trees on the north side of the property. He stated that he didn't add the note on the other side because there is enough room to add the additional screening and keep the existing.

Mr. Dombrosky stated that it would be contingent on meeting the buffer and landscaping requirements.

Mr. Kruse stated that the health department wanted a location of the well when the demolition permit was issued. He doesn't have the location of the well yet, as the property owner hasn't requested a demolition permit.

Mr. Dombrosky asked if there were any further concerns that needed to be addressed.

Mr. Gaston motioned for approval of **DPR 474/19: FSM Properties, LLC** subject to the staff recommendations and the condition that the adjoiner to the north be allowed to use the swale on the north side of the property for drainage purposes.

Mr. Galloway seconded the motion and the vote was unanimous.

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

Mr. Gaston then motioned for approval of **WA 305/19: DPR 474/19: FSM Properties, LLC – street trees waiver.**

Mrs. Click seconded the motion.

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

The staff conditions and recommendations are as follows:

DRAINAGE CONDITIONS:

Subject to approval by Hendricks County Drainage Board.

STAFF RECOMMENDATIONS:

1. Per the zoning amendment and the development commitments, the driveway onto US 40 and the driveway onto CR 0 closest to the intersection must be removed.
2. No signage or lighting has been submitted and is not expected.
3. A Development Summary table should be provided.
4. The following modifications were approved on May 14, 2019 from by the Planning Commission:
 - a. No required parking spaces on the site.
 - b. Buffer Yards do not meet required standards.
 - i. South Side- Not meeting the 5 points per 100 LF, no mound or fence/wall
 - ii. East Side- No landscaping, 4 points per 100 LF required, no mound or fence/wall
 - iii. North Side- no mound or wall/fence
 - iv. West Side- No landscaping 5 points per 100 LF required, no mound or fence/wall

5. Street trees should have been required for the Replat 895 which was approved on May 15, 2019. If applicant wishes to waive these requirements a waiver application must be submitted prior to the Secondary DPR approval.
6. Since the groundwater well is connected to an existing structure that is scheduled for demolition, provide GPS location of well with Hendricks County Health Department *Application for Well Abandonment Due to Demolition* prior to initiating demolition of the structure.
7. Coordinate with neighbor regarding drainage issues

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. 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.
5. To obtain addresses, the applicant must submit a request to the Planning and Building Department. The Plat Address Information Sheet submitted with the plat application does not constitute a request for addresses.
6. 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.
7. No Improvement Location Permit/Building Permit shall be issued until any plat associated with Secondary Development Plan Review has been recorded.
8. 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.

MRP 104/19: GARRETT SMITH; a 1-lot minor residential plat; 1.916 acres; Franklin Township; S8-T14-R2W; located northwest of the intersection of Masten Road and West County Road 700 South. (Holloway Engineering)

Mr. John Larrison, Holloway Engineering appeared. He noted that he had made the changes that the staff had requested at the technical review meeting. They have enlarged the area to 1.93 acres as requested. There was another request to limit the septic easements to an area at least 25 feet west of the top of the bank. They have moved the secondary septic easement to the front of the house and just had the soil test submitted.

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Mrs. Click stated that they had received the soil testing the day before.

Mr. Dombrosky stated that they had received drainage board approval and that everything looked in order.

Mr. Gaston motioned for approval of MRP 104/19: Garrett Smith subject to staff recommendations.

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

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

The staff conditions and recommendations are as follows:

DRAINAGE CONDITIONS:

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

STAFF RECOMMENDATIONS:

1. Relocate secondary septic easement to more feasible location or demonstrate septic system could be placed within revised secondary easement.

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. 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.
6. Secondary septic field easements (SSFE) must be shown on the plat, or separate easement document to be recorded with the plat must be provided.

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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.

It was noted that Mr. Gaston had to leave the meeting at this time.

MRP 105/19: HEATHER KEGLEY; a 1-lot minor residential plat; 10.514 acres; Washington Township; S17-T15-R1E; located at the intersection of Gibbs Road and East County Road 200 South. (Holloway Engineering)

Mr. John Larrison, Holloway Engineering appeared. He stated that they had addressed the comments from the staff from the previous meeting. They had received the driveway permit. He stated that he emailed those to Mrs. Baker. They have addressed the Health departments concerns with their secondary septic easement. They have moved it to the northern of the two outlets for drainage purposes since that was a more defined channel.

Mrs. Click stated that she had not reviewed those yet. She explained that they had 2 outlets. There was an intermittent stream and the drainage was going to drain onto the neighbor's property, so they removed one to fix that issue.

Mr. Dombrosky asked where the intermittent stream goes.

Mr. Larrison replied that it continues southwest for some time.

Mr. Dombrosky asked if it originated at the property.

Mr. Larrison stated that it did.

Mr. Dombrosky asked if it was a recorded drainage easement and to whose benefit.

Mr. Larrison replied that it was. It was to the benefit of the eastern adjoiners. There was a division survey approximately 20 years ago and he believed that was put in for surface water.

Mr. Dombrosky stated that the system was on contour now. The only other item to address was the 3:1 lot ratio modification. He stated he was okay with that. He then asked the gentleman in the audience if he wished to speak.

Mrs. Suzanne Baker stated that he had received a letter that it was a public hearing item by mistake, but we could hear his concerns.

Mr. Randy Moore, 498 Cedar Glen Drive, Avon appeared. He stated that the information he saw stated that they were wanting to remove a fence. He wanted to know where the fence was located. He is the property owner to the east.

Mrs. Baker stated that she did not see anything in the letter of intent, but that that the procedure is if there is a fence within 10 feet of the roadside, it has to be removed.

Mr. Dombrosky clarified that it was just for roadside fences, not common fences.

Mr. Moore stated that his fence is a property divider and does come up to the road. He had a staked survey done about 5 years ago. The fence is on his property and he thought they were wanting to take out the whole fence.

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Mr. Dombrosky stated that if there was a corner post or something like that within those 10 feet, that Engineering might require that it be removed or moved back.

Mr. Dombrosky asked if there were any further questions from staff, and if not, he would entertain a motion.

Mrs. Click motioned for approval of **MRP 105/19: Heather Kegley** subject to staff recommendations and include approval for the 3:1 lot ratio modification.

Mr. Galloway seconded the motion and the vote was unanimous.

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

The staff conditions and recommendations are as follows:

DRAINAGE CONDITIONS:

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

STAFF RECOMMENDATIONS:

2. Modification needed of the 3:1 lot ratio
3. Driveway permit needed from the Town of Avon
4. Ensure septic system drain outlets to intermittent stream
5. Place septic system fields on contour

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. 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.

- 6. Secondary septic field easements (SSFE) must be shown on the plat, or separate easement document to be recorded with the plat must be provided.
- 7. 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.

MRP 106/19: JESSICA & MATTHEW QUIGLEY; a 1-lot minor residential plat; 2.40 acres; Marion Township; S04-T15N-R2W; located on the south side of W. County Road 100 North approximately 0.75 miles east of intersection with N. State Road 75. (Kruse Consulting, Inc.)

Mr. Dale Kruse, Kruse Consulting, Inc. appeared. Property is located northeast of New Winchester. They are taking about 2 acres out of the northwest corner of the approximately 45-acre parcel. They have added the note about removing roadside obstructions. They have discussed with the Health department about how they are dealing with the perimeter drain outlet. They added a drainage easement along the south and the east sides where there is an existing grass waterway. They added a note about where the offset tile is to go.

Mrs. Click noted that they had added an additional note about making sure they go around the primary tile.

Mr. Kruse stated that they were requesting a 12-inch driveway culvert due to the high point in the ditch. They tried to do it without a pipe, but there is some water that they need to get over the drive.

Mr. Dombrosky asked if it would be an issue with cover if they used a 15-inch pipe.

Mr. Kruse stated yes; that it would make a larger hump to get off the road.

Mr. Galloway stated that they prefer a 15-inch especially if they ever need to do any work. The 12-inch tends to get clogged and they have more issues with them.

Mr. Kruse stated that they would have to regrade the ditch and go lower to use the 15-inch pipe.

Mrs. Click motioned for approval of MRP 106/19: Jessica & Matthew Quigley subject to staff recommendations.

Mr. Galloway seconded the motion and the vote was unanimous.

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

The staff conditions and recommendations are as follows:

DRAINAGE CONDITIONS:

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

STAFF RECOMMENDATIONS:

- 1. Driveway pipe should be a 15” diameter rather than the 12” shown.
- 2. Any trees, fence, or other obstacles within 10’ of the edge of pavement must be removed.

3. Scale is incorrect on Development Plan, should be 1 inch equals 40"
4. Show the outlet of the existing tile. Demonstrate the field tile is open and flowing.
5. May adjust subsurface drain outlet location to avoid going around the secondary septic field easement, to ensure the easement is not disturbed.

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. 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.
6. Secondary septic field easements (SSFE) must be shown on the plat, or separate easement document to be recorded with the plat must be provided.
7. 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.

DPR 475/19 (SECONDARY): I-70 WEST, LLC – BLDG. 3; a development plan review for a new warehouse building; 53.98 acres; Liberty Township; S26-T14N-R1W; located at Innovation Boulevard and State Road 39 (Studio A of Indianapolis, Inc.)

MAP 722/19 (SECONDARY): I-70 WEST, LLC – INNOVATION BLVD PHASE III; a secondary plat for the extension of the Innovation Boulevard roadway; 4.16 acres; Liberty Township; S26-T14N-R1W; located at Innovation Boulevard and State Road 39. (Studio A of Indianapolis, Inc.)

MAP 742/19 (SECONDARY): 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)

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Mr. Dombrosky stated that the next three items are secondaries, but they have not received their primary approvals yet. They will need to be continued.

Mrs. Click motioned to continue DPR 475/19, MAP 722/19, and MAP 742/19 to the July 10, 2019 meeting.

Mr. Galloway seconded the motion and the vote was unanimous.

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

There being no further items to be discussed, the meeting was adjourned at 9:46 a.m.

Tim Dombrosky, Chairman