

January 15, 2020

The Hendricks County Area Plan Commission Administrative and Plat Committee held a meeting on Wednesday January 15, 2020 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 Leader; Mrs. Tiffany Dalton, Deputy Surveyor, and Mr. Jeff Pell, Plan Commission Representative. 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 five (5) members present.

Mr. Dombrosky called for the approval of the minutes of the December 11, 2019 meeting.

Mrs. Dalton motioned for the approval of the December 11, 2019 minutes.

Mr. Pell seconded the motion. Mrs. Harrington abstained.

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

**MRP 113/19: M & KW INVESTMENTS;** a 1-lot minor residential plat; 4.0 acres; Clay Township; S6-T14N-R2W; located at 8293 Water Street, Coatesville (Moench Engineering)

A representative from Moench Engineering appeared. He stated that he did not bring any corrections with him when asked.

Mr. Dombrosky stated that there were four (4) comments that needed to be addressed based on the last submitted plat. The improvements need to be taken off the plat; the well location, the intermittent drainage course, and the storm pipe. He stated that none of those needed to be shown on the plat. They will be on the development plan only. He noted that the property line boundary needed to be the darkest line on the plat for clarity. He stated that they had previously approved MIP 1105 which was a 2-lot minor plat. It has not been recorded, so approval of this would void that minor plat. The last comment was about blocking in of the drain downstream. There is a pipe that goes under the street south of the property that had a piece of concrete block in it, intentionally blocking it. They had decided at the time that it needed to be cleared in order for the previous plat to be approved. He believed it should be the same for this one. He stated that the question from his office was who was going to inspect it; planning and building or the surveyor's office. There would be no other need for us to go out and inspect.

Mrs. Dalton stated that they could go inspect. Its not one of their drains, so they typically would not.

Mr. Dombrosky stated it would avoid the inspection agreement and fees if the surveyor's office did it.

Mrs. Dalton stated that if planning and building wishes them to do it, then they can inspect.

Mr. Dombrosky replied that he would prefer that.

Mrs. Dalton stated they would just need to contact them once it is cleared for inspection.

Mr. Dombrosky asked if everyone was comfortable with getting a revised plat after approval but before recording.

Mr. Ayres asked if we talked to Brian about this at the last TAC meeting.

January 15, 2020

Mrs. Baker replied that she had, and he had done some corrections to it. These were just the remaining things that needed fixed. Originally, he turned in a plat and development plan all on one page combined.

Mr. Ayres motioned for approval of **MRP 113/19: M & KW Investments** subject to staff recommendations, revisions being made to the plat and inspection of the drain obstruction by the surveyor's office prior to recording.

Mrs. Dalton seconded the motion.

FOR – 5 –                      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. Well location, intermittent drainage, and existing 18" CMP Storm Pipe does not need shown on the plat.
2. Darken the lines for the lot being platted (this will differentiate what is being recorded).
3. With approval of this submittal, MIP 1105 will be voided.
4. The only possible improvement would be the removal of the blockage in the pipe downstream. A decision needs to be made if this is an improvement which needs to be inspected by Planning and Building or another department.

**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.

**MRP 114/19: CARL & ELIZABETH CAMACHO;** a 1-lot minor residential plat; 5.0 acres; Middle Township; S19-T17N-R1E; located on the south side of E. County Road 1000 N., approximately 0.25 mile east and 0.1 mile south of the intersection with N. County Road 275 E. (Kruse Consulting Inc.)

Mr. Dale Kruse, Kruse Consulting, Inc. appeared. He stated that the petitioners had bought a 5-acre parcel mid last year. They are doing a 1-lot minor residential plat to fix an illegal lot split that occurred when they purchased it last year. They have added the parent parcel to the plat.

January 15, 2020

Mr. Ayres stated that there was a spoil pile in the right of way. It would need to be changed to reflect what is there.

Mr. Kruse asked if he wanted him to add a note to have the spoil pile removed.

Mr. Ayres replied that he wasn't sure if Mr. Camacho was going to use it somewhere else. He had talked about wanting to do some plantings. He may be planning on doing mounding and moving the plantings back. The note should be on there.

Mr. Kruse stated that the other staff comment was a note about the septic would need to be an elevated system. He stated that the owner is aware. He suggested doing more soil testing, but he wanted it there.

Mr. Dombrosky asked if there were any other comments.

There being no more comments, Mrs. Harrington motioned for approval of **MRP 114/19: Carl & Elizabeth Camacho** subject to staff recommendations.

Mr. Ayres seconded the motion.

FOR – 5 –                      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. Due to soils, the proposed septic systems may need to be above ground.

**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 115/19: HAROLD & REBECCA BROWN;** a 1-lot minor residential plat; 2.21 acres; Marion Township; S19-T16N-R2W; located at 3450 Clay Road, North Salem. (Kruse Consulting Inc.)

Mr. Dale Kruse, Kruse Consulting, Inc. appeared. The parcel is located on Clay Road near McCloud Nature Park. He stated this is also to fix an illegal lot split. He stated that their family owns the surrounding property. He would like to get it cleaned up and this is an effort to do so.

Mrs. Baker stated they had determined that it wasn't in the floodway.

Mr. Dombrosky stated that they needed to remember to check that layer. His only comment would be about the driveway placement and the size of the lot. He could see them wanting to build an accessory building on this lot and not being able to use the existing driveway. He wanted them to be conscious of the placement of the well and driveway due to that.

Mr. Ayres stated that they did talk about that at the TAC meeting.

Mr. Kruse replied that they had a bad soil test, so they immediately went to that location. It was also difficult to get the perimeter drain out due to how the elevations are laid out. That is why they have it laid out the way they do. He stated they could do a certificate of correction if it came down to it.

Mrs. Harrington motioned for approval of **MRP 115/19: Harold & Rebecca Brown** subject to staff recommendations.

Mr. Ayres seconded the motion.

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

**DRAINAGE CONDITIONS:**

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

**STAFF RECOMMENDATIONS:**

1. Ensure any wetlands and flood zones are identified.

**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.

January 15, 2020

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.
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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.

There being no further items to be discussed, the meeting was adjourned at 9:14 a.m.

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Tim Dombrosky, Chairman