

June 10, 2020

The Hendricks County Area Plan Commission Administrative and Plat Committee held a meeting on Wednesday June 10, 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; Ms. Krista Click, Environmental Health Director; Mr. David Gaston, County Surveyor. Member absent was Mr. Jeff Pell, Plan Commission Representative.

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

Mr. Dombrosky stated that the first order of business was the approval of the minutes from the May 13, 2020 meeting.

Mr. Ayres motioned for approval of the minutes for May 13, 2020.

Mr. Gaston seconded the motion. Ms. Click abstained.

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

MIP 1121/20: MICHAEL O’SULLIVAN; a 3-lot minor plat; 11.4 acres; Franklin Township; S23-T14N-R2W; located on the north side of W. County Road 900 S. (Moench Engineering)

Ms. Kimberly Clayton, Moench Engineering, 4000 Clarks Creek Rd., Plainfield appeared.

Mr. Dombrosky stated that it was continued that morning by drainage board. He noted that there were a substantial number of staff comments that needed addressed. He asked if Mr. Ayres needed to still go out and look at the site distance.

Mr. Ayres replied that typically with a site distance question, what they have done in the past is do a profile to show the driveway location so they can measure it. Just by driving it, it does not look like they have enough site distance.

Mr. Dombrosky stated he was not comfortable approving it today. The comments need to be addressed if they wish to proceed next month.

Ms. Clayton stated she understood.

Mr. Ayres motioned for continuance of **MIP 1121/20: Michael O’Sullivan** until July 15, 2020.

Ms. Click seconded the motion.

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

MIP 1120/20: MATTHEW & NICHOLE AUSTIN; a 3-lot minor plat; 30.88 acres; Clay Township; S5-T14N-R2W; located at the northeast side of the intersection of State Road 75 and west County Road 550 South (Kruse Consulting)

WA 312/20: MATTHEW & NICHOLE AUSTIN; a Waiver to the Subdivision Control Ordinance, Sect. 6.12.1.B, Sidewalks, Pathways and Pedestrian Ways (Kruse Consulting)

Mr. Dale Kruse, Kruse Consulting, 7384 Business Center Dr., Avon appeared.

Mr. Dombrosky asked if they were still waiting from the Town of Coatesville (TOC) or if they had an update.

Mr. Kruse stated that as of yesterday afternoon they received a permit from INDOT to come in off State Road 75 so they will not need the Briarwood entrance for Lot 3. It does not change the lot as shown.

Mr. Ayres asked if it was a confirmed permit from INDOT.

Mr. Kruse stated that it was and gave Mr. Dombrosky a copy.

Mr. Kruse discussed the staff comments. He stated that the one talking about the drive access is number three (3). Comment one (1) talks about annexation to the TOC. A portion of the property is already in the TOC, and they are working with Ben Comer to get the whole thing annexed. Comment two (2) talks about sidewalks. They did request a waiver of the sidewalk requirement. He stated that Briarwood had sidewalks internally and going out to State Road 75 but did not go north or south on State Road 75. There are no sidewalks along that road so they would have no connection for them to hit.

Mr. Ayres stated that was only an issue for him if they were going to connect within the Briarwood subdivision. He does not have a problem if they are not doing that now.

Mr. Kruse stated that he understood. He went on to comment four (4) which talks about the existing house on Lot 1 and its septic system being permitted and installed prior to recording of the plat. He agreed with and understood that.

Mr. Dombrosky opened the public hearing. There being no one signed up to speak, he closed the public hearing.

Mr. Gaston motioned for approval of **MIP 1120/20: Matthew & Nichole Austin** subject to staff recommendations.

Mr. Ayres seconded the motion.

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

Mr. Gaston motioned for approval of **WA 312/20: Matthew & Nichole Austin**.

Mr. Ayres seconded the motion. Ms. Click voted against.

FOR – 3 – AGAINST – 1 – 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. All lots will be annexed into the Town of Coatesville.
2. Sidewalks are required (within 1 mile of a commercial area/town), the applicant has submitted a sidewalk waiver.
3. Details must be shown of the driveway tie in for Lot 3 to the existing street in Briarwood Estates, and an approval by the Town of Coatesville of the driveway and its construction must be provided. It has also been brought to our attention that the applicant has applied for an INDOT permit with a drive onto SR 75. One of these needs to be resolved prior to our approval.

4. Proposed septic system for the existing residence on Lot 1 must be permitted, installed, and approved by the Hendricks County Health Department prior to recording.

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 118/20: BRIAN PHILLIPS & KRYSTAL WALLS; a 1-lot minor residential plat; 10.04 acres; Marion Township; S26-T16N-R2W; located on the west side of N. County Road 425 W., approximately 0.3 miles north of the intersection with W. County Road 200 N. (Kruse Consulting)

Mr. Kruse appeared on behalf of the petitioners. He stated that was part of an existing 10-acre lot. They desire to build a home on this lot. There is a staff comment that talks about them exceeding the 3:1 depth to width ratio. They are asking for a modification of that requirement because the lot already exists.

Mr. Dombrosky asked if they are using the whole parent parcel.

Mr. Kruse replied that they were.

Mr. Dombrosky asked if there were any other questions.

Mrs. Baker stated that she believed there were houses on lots to the north of there. She thought it was just a remainder the last time she looked at it before.

Mr. Gaston stated that he did not have a problem with it. It is an existing tract.

Mr. Dombrosky stated that it was created in 1994. He asked how wide the lot was.

Mr. Kruse replied that it was about 330-feet.

Mr. Ayres stated that the vegetation needed to be cleared out 10-feet from the road.

Mr. Kruse agreed and said it would be done so Roger Salsman could inspect before they record the plat.

Mr. Dombrosky asked if this was the one where they had cleared a spot for a future septic.

Mr. Kruse replied it was.

Mr. Gaston motioned for approval of **MRP 118/20: Brian Phillips & Krystal Walls** subject to staff recommendation and inspection of the road edge clearing before recording of the plat.

Ms. Click seconded the motion.

FOR – 4 – 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. This existing lot does not meet the 3:1 ratio and would need a modification. Staff does not have a major objection to the modification, as it is an existing lot and at 10 acres.

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.

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

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.

MAP 743/20: GENTRY WOODS (ESTATE SUBDIVISION) (SECONDARY); an 11-lot major plat estate subdivision; 81.57 acres; Center Township; S31-T16N-R1W; located on the southwest corner of County Road 200 W. and County Road 200 N. (Kruse Consulting)

Mr. Kruse appeared on behalf of Staley Property Group. He stated that the staff comments on this one is long because they did not get their plans to them in time to check off some of the items. They had to map the floodplain so that required them to move the septic field on one or two lots. They do not have soil tests where they had to move it to. He could not get that done before the meeting today.

Ms. Click stated that was an issue for her. She asked if the legal drains were being vacated.

Mr. Kruse replied that a portion of them were.

Mr. Gaston stated that the GIS showed the old drains that were based on the 1890 legal. Those are not necessarily correct and were shown in gold. It had shown it going down into the proposed septic field. He stated that is probably not where the tile is located.

Mr. Kruse stated it was not where it was located. They know where it is because they shot it.

Mr. Dombrosky asked if the western leg was being vacated and eastern portion was remaining a legal drain.

Mr. Gaston replied that was correct. The southern end of the eastern portion.

Mr. Kruse stated that the tile portion will remain a legal drain. They vacated it where it became an open ditch. There were three (3) legs; a southeast, southwest, and north. The only one that remains is the southeast because it has a tile in it.

Mr. Gaston stated he was comfortable with all of that.

Mr. Dombrosky asked if Ms. Click was concerned there are conflicts with the septic systems.

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Ms. Click stated that she was concerned. There were three (3) lots that what is shown on the plans has it running right through the septic fields.

Mr. Kruse stated that was pulled from the Beacon website and it is not where those are located. He stated that he did not recall the lot numbers, but there were two (2) that needed a secondary testing in a new site and another one that needed a test in a primary site.

Ms. Click stated that they might want to revisit before they go back out to do testing. Lots 6 and 10 were the two lots that they were talking about. They moved the fields for Lots 2 and 7 she thought because of the fall needed. They do not have all the soil borings needed now inside that since that pushed the field out. It was two (2) lots and now it is four (4). She would feel better continuing it and wait on the soil borings.

Mr. Dombrosky stated he wanted to mention the roadside condition. He confirmed that they added ditches and swales.

Mr. Kruse replied that they had.

Mr. Ayres stated that he would need to look at that.

Mr. Dombrosky asked if they had a name for the proposed cul-de-sac.

Mr. Kruse replied that he has asked for it but does not have it yet.

Mr. Ayres motioned for continuance of **MAP 743/20: Gentry Woods (Estate Subdivision) (Secondary)** to the July 15, 2020 meeting.

Ms. Click seconded the motion.

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

MAP 739/20: SONORA PUD, SECTION 4; a 36-lot major plat PUD; 24.426 acres; Brown Township; S5-T16N-R2E; located on the north side of County Road 650 N. and approximately 1400 feet on the west side of Raceway Road (Banning Engineering)

Mr. Jason Coyle, Banning Engineering, 853 Columbia Rd., Ste. 101, Plainfield appeared with Matt Howard, MI Homes, 8425 Woodfield Crossing Blvd., Indianapolis.

Mr. Dombrosky stated that he thought most the comments had been addressed. He asked if they if they discussed the maintenance ledge at the drainage board approval yesterday.

Mr. Gaston replied that he had discussed it with Mr. Coyle. They know it needed to be 18-inches from now on.

Mr. Dombrosky asked if the subsurface drain sizes had been looked at.

Mr. Coyle responded that he did note the location of the subsurface drains and they say how many lineal feet of subsurface drain there is in the slope or swale above the drain. The detail depicts the minimum size of the subsurface drain and the lateral coming off the drain to the rear of the home. They do not specify in the grading plan the size because it is denoted in the detail.

Mr. Ayres asked why they would not denote it on the grading plan as well.

Mr. Coyle stated that he could, but they have received secondary approval on Sections 1-3 without it on there.

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Mr. Ayres stated he wanted them to add the size onto the plans.

Mr. Coyle replied he would add it.

Mr. Ayres asked if he understood the comment about the fill pile in the corner of Section 5.

Mr. Coyle stated that the north end of Section 5 they have added a note letting the contractor know that they should add temporary swales as needed to move that water.

Mr. Dombrosky asked them to explain the difference between a vegetative and non-vegetative safety ledge.

Mr. Coyle stated that vegetative ledge is to be set at 6 inches below normal pool.

Mr. Dombrosky stated that he understood the regulatory difference, but what was the difference in an actual vegetative versus non-vegetative safety ledge. That was the difference in the language of the drainage ordinance.

Mr. Coyle stated that it would be a hydro plant that would grow like lily pads or cattails.

Mr. Howard replied that they prefer to have non-vegetative because homeowners that back up to it think they need to kill it off.

Mr. Dombrosky asked if it was just stone when it was non-vegetative.

Mr. Coyle responded that it was just dirt ledge under the water at 18 inches.

Mr. Ayres asked about the difference between this and the amenity areas.

Mr. Dombrosky replied that amenity area was being handled administratively. They could talk about those comments, but he had addressed most of them already.

Mrs. Baker stated she had a question about the lightings. She asked if the only lighting proposed were going to be on the back of the pool house and none in the parking lot.

Mr. Howard responded that they did not because it is a dawn to dusk opening for the pool so there should not be anyone out in the parking lot. They like to have the pool lit at night so someone could see if anyone were in there.

Mr. Ayres asked if the storm sanitary water was being installed with Section 4 or was it a separate project.

Mr. Coyle replied that it was being done with Section 4.

Mr. Ayres motioned for approval of **MAP 739/20: Sonora PUD, Section 4** subject to staff recommendations.

Ms. Click seconded the motion.

FOR – 4 – 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 original County/Owner Inspection Agreement must be provided.
2. References to the Town of Brownsburg and City of Indianapolis must be changed to Hendricks County Planning and Building and County Engineer.
3. Page 122 shows the cross section of the south pond with the safety ledge at about 872.5 and the maintenance ledge to be at 875 and the normal pool at 874. Safety ledge is 18" below normal pool (usually 12") which makes it 30 inches below the maintenance ledge.
4. Plans must specify the size of the subsurface drains which collect the sump pump discharges.
5. Show invert of the subsurface drain in Structure 226.
6. Note (lighten) storm structure 170 to 174 to avoid confusion.
7. Excess spoil is being used to fill the area in future Section 5. Care needs to be taken in filling to prevent additional standing water issues.
8. Specify the orifice sizes on Structure 263.
9. Sewer allocation needed.

AMENITY CENTER COMMENTS (WILL BE APPROVED ADMINISTRATIVELY WHEN WE RECEIVE AND REVIEW REVISED PLANS).

10. Plans should show storm, sanitary and water as future or note that it is to be installed with Section 4
11. Basketball court surfaced material should be noted.
12. References to the Town of Brownsburg and City of Indianapolis as operating authorities must be changed to reference P&B of County Engineer.
13. Notify utilities, Fire, etc.
14. Provide lighting locations.
15. It was confirmed with staff that there will be no dumpster on the premise.
16. Perimeter parking landscaping required.

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 Surveyors 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.

There being no further items to be discussed, the meeting was adjourned at 9:45 a.m.

Tim Dombrosky, Chairman