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A meeting of the Hendricks County Area Plan Commission was held on Tuesday, September 14, 2021, at 6:30 p.m., in Meeting Rooms 4 & 5 of the Hendricks County Government Center, 355 South Washington Street, Danville, Indiana 46122. Members present were Mr. Damon Palmer; Mr. Bob Gentry; Mr. Ron Kneeland and Mr. Walt O'Riley. Members absent were Mr. Brad Whicker, Mr. Tom Whitaker and Mrs. Margaret Gladden. Staff members present were Mr. Tim Dombrosky, Secretary and Director of Planning; Mr. Ryan Robling, Senior Planner; Mr. John Ayres, County Engineer; Mr. Greg Steuerwald, County Attorney; and Mrs. Brandy Swinford, Recording Secretary. Also present was Mr. Jeff Pell.

The meeting was opened with the Pledge of Allegiance. There was a quorum with four (4) members present.

It was determined that the minutes from the July and August meetings were not able to be voted upon due to not having a quorum of those in attendance for those meetings. They were tabled until the next meeting date of October 12, 2021.

Mr. Palmer noted that there were some changes to the published agenda. **DPR 496/21: Bartlett Commercial Building** had already been continued. **DPR 492/21: Bisantz Flower Farm** had been withdrawn. Those cases would not be heard tonight. He then stated that they were going to move up the **DPR 495/21: Scott Mattingly Self-Storage** case to be heard first. He believed Mr. Ben Comer was going to speak on that.

DPR 495/21: SCOTT MATTINGLY SELF-STORAGE (PRIMARY); a development plan review for a new self-storage facility; 17.922 acres; Guilford Township; S26-T15N-R1E; located at State Road 267 and E. County Road 300 S. (Kruse Consulting)

Mr. Ben Comer, Comer Law Office, 71 W. Marion Street, Danville appeared. He stated that they would like to request a 30-day continuance. There had been some information placed in the file within the last week that they needed time to work through.

Mr. Gentry motioned for a continuance of **DPR 495/21: Scott Mattingly Self-Storage (Primary)** to the October 12, 2021 meeting.

Mr. Kneeland seconded the motion.

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

ZA 484/21: STRATEGIC CAPITAL PARTNERS LLC; a zoning amendment change from HB to PB for new warehouse space; 203.17 acres; Liberty Township; S36-T14N-R1W; located on the southeast corner of State Road 39 and I-70 (Brian Tuohy)

Mr. Brian Tuohy, 50 S. Meridian Street, Indianapolis appeared. He noted that Mr. John Cumming from Strategic Capital was also present. He reviewed the zoning around the site, noting that the surrounding areas were zoned with different zonings of Highway Business, Planned Business, and Agricultural. He reviewed photos of the site. The first petition was for the property along the west side of the creek of approximately 203 acres. He stated that after meeting with planning staff, they had suggested that they reduce the size of the Planned Business zoning requested to allow some of the Highway Business district to stay in the frontage as office space along State Road 39. They have done that and revised their letter of intent to reflect those approximate 22 acres to remain Highway Business district. He reviewed the conceptual plan on how they would develop the site. They were proposing 3 buildings. The traffic study they conducted would redirect County Road 1000 S. (Greencastle Road) to come through the development and exit onto State Road 39 farther to the south than it does currently. He reviewed the staff comments. He noted that they were in agreement with the conditions outlined within the staff letter which included clarifications and revisions to the traffic analysis, and that final ROW changes and offsite intersection improvements on State Road 39 will be coordinated with the Engineering

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Department and INDOT. He reviewed the letter from Morgan County plan commission that states it does not interfere with their comprehensive plan. He stated that they would not be starting construction until the third or fourth quarter of 2022 with the first building being completed likely not before the fourth quarter of 2023.

Mr. Palmer asked if there were any questions.

Mr. Gentry asked how the outlots that they would leave as HB zoning would look after the completion of the warehouses. He asked if they would be left unattended. His concern was that they would become grown over with weeds and look unkept.

Mr. Tuohy stated that they would not know the timing as they do not know what uses would occupy those spaces. It was possible they could happen simultaneously. They had no issues with committing to keeping them weed free as they would be the front door to their development.

Mr. John Cumming, 250 E. 96th Street, Indianapolis appeared. He stated that they knew they would be smaller commercial buildings. They do not intend to build in advance on a speculative basis. It would be more of a build to suit type basis.

Mr. O'Riley asked if they would be available for sale.

Mr. Cumming stated that they would be if someone wanted to own instead of lease.

Mr. Palmer asked if they could put a condition in that it would have to be seeded and maintained.

Mr. Tuohy stated that they would be open to that as it would be important to them as well.

Mr. Palmer opened the public hearing.

Ms. Lisa Rich, 6641 N. Baltimore Road, Monrovia appeared. She just wanted to state that the lot at the bottom left was a wooded lot now, and she would not want to see that removed to seed it.

There was discussion that it would be best to either farm or seed the land, unless they could leave it as the natural habitat.

Mr. Bruce McClain, 1360 W. Keller Hill Road, Mooresville appeared. He had a general question about the diagram that was shown. He asked if the brown area shown was the natural drainage in the area.

Mr. Dombrosky stated that it was McCracken Creek. It was floodway and it would be protected.

Mr. Palmer closed the public hearing. He asked what the background was in that area all being zoned Highway Business.

Mr. Dombrosky stated that when it was rezoned Highway Business in 1996, the ordinance did not have a zoning district to fit the need of logistic services. When the new ordinance was adopted, they created Planned Business as a new district. He stated they did receive a response from the traffic engineer that day about their comments.

Mr. Ayres stated that he still had some questions. The conditions for recommendations for the approval state that staff has to be satisfied by the traffic study questions they were asked. INDOT is a big component because they control the access points onto State Road 39. He stated that staff had given their thoughts which would be to eliminate the northern entrance. They were okay with 2 entrances. He had spoken with INDOT last week, they had received the study but had not had time to review it yet. They are looking at a much bigger picture at the whole corridor due to some traffic concerns from north of the interchange. He stated from their part, the realignment of Greencastle Road is good because currently it

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is a bad section of road. He is glad they are working with them on that. His preference would be to realign it in front of the building versus behind it.

Mr. Dombrosky stated that he was appreciative to the petitioner working with them on the realignment of the road. He also felt it was something that needed to be done. Also working with them on the outlots retaining the Highway Business zoning.

Mr. Gentry asked about the outlots and how those would be accessed.

Mr. Ayres replied that he anticipated those to be accessed from the internal road, not directly from State Road 39.

Mr. Gentry asked the petitioner what they were thinking in regard to the wooded area discussed previously.

Mr. Cumming replied that they would keep what they could for screening. He is not sure at this time what will be there, so there was no plan as of now.

Mr. Gentry motioned for a favorable recommendation of **ZA 484/21: Strategic Capital Partners LLC** subject to staff letter with additional staff conditions.

Mr. Kneeland seconded the motion.

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

ZA 485/21: STRATEGIC CAPITAL PARTNERS LLC; a zoning amendment change from HB to PB for new warehouse space; 138.18 acres; Liberty Township; S36-T14N-R1W; located on the southeast corner of State Road 39 and I-70 (Brian Tuohy)

Mr. Brian Tuohy presented the second petition. He noted that this would address the smaller area of approximately 140 acres on the eastern side of the site. He noted that the traffic study did incorporate both Phase 1 and Phase 2 into the study. There was no frontage on State Road 39, so there would be no outlots to leave as Highway Business. He again reviewed the staff letter and showed the location. The same conditions that staff had on the previous case would also apply to this petition and they are in agreement with those.

Mr. Palmer asked if there were any questions from members.

Mr. Gentry asked if someone was farming the land now.

Mr. Ayres stated it was being farmed.

Mr. Gentry asked if they would farm until they were ready to build.

Mr. Cumming stated that would be the normal course of business.

Mr. Pell asked if there was a bridge on that road.

Mr. Ayres replied that there was and that it had been replaced approximately 2 years ago and would be able to accommodate traffic.

Mr. Palmer opened the public hearing.

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Ms. Lisa Rich appeared again. She asked what the plans were if any to change Keller Hill Road due to the increased traffic. Would there be plans to widen the road at the State Road 39 intersection.

Mr. Ayres replied that they did not yet know. The volumes that are showing on the traffic study, he did not believe there would be a need for multiple lanes at this point. The bigger changes will be down at the intersections. They would require the developer to make improvements from their entrances out. That may include some left turn lanes once they get into the development stage. The intersection improvements will be up to INDOT.

Ms. Rich asked if Keller Hill Road was to be widened, would they go to the north or the south.

Mr. Ayres stated that they would work with the developer in that case. Ideally, he would like to keep the lanes straight and not have it jog, which would have it widened on both sides. If they are going to have a turn lane, then there would be a jog in the road anyways, in which case he would have it widened on the north.

Ms. Rich asked if the property owners on the south side of the road could lose property.

Mr. Ayres replied that they potentially could. That would be between those property owners and the developer.

Mr. Bruce McClain, 1360 W. Keller Hill Road, Mooresville appeared. He stated he believed that the letter from Morgan County did not address Keller Hill Road. He stated that headed east there are signs that state no trucks and weigh limit signs. He voiced his concern about the size of the warehouses. He believed that the traffic would be excessive going down Keller Hill Road. He discussed his concern with the water runoff from the buildings. He wanted the rainwater to be handled appropriately and not dumped onto the neighbor's property or to overflow the creek. The water supply to the areas is another concern. He asked about water reservoirs for fire protection and noted that the warehouses in Plainfield had them. He stated he would like to see a bridge put in to redirect traffic onto State Road 39 instead of onto Keller Hill Road.

Mr. Ayres replied the trucks would be bound by any weight limits from the neighboring county. The trucks would not be able to go that way. Even if they could, they would likely go out to State Road 39 and get onto the highway. As part of the development plan, the county surveyor would review the area for drainage. That is exactly what the detention ponds were for, the excess drainage. As far a bridge to redirect traffic out onto State Road 39, he believed that was in a floodway so it would be difficult at best. He noted that they would have to address the fire protection concern. The buildings on Gateway Drive have the water reservoirs he was speaking of.

Mr. Palmer closed the public hearing.

Mr. Nick Everhart, American Structurepoint, 9025 River Road, Ste. 200, Indianapolis appeared to address some of the concerns. He noted that the creek is an even more restricted than the normal drainage ordinance within the county. They will analyze flows and with the detention ponds be able to restrict discharge, so it is less it is currently. He stated that typical design practice with these is to collect the roof drainage with under drains and take it out to the ponds. There will be no surface discharge from the top of the building. He noted that fire protection would be addressed at the development stage. He had worked on the project across the road at the GDI facility. There would also be a joint drainage board with Morgan and Hendricks counties.

Mr. Gentry asked if there was any concern with screening. It had been such an issue with other warehouses in the area.

Mr. Palmer stated it would likely come up when they hear the development plan later.

There was discussion about possible widening of the roads and how that would look in the future.

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Mr. Gentry motioned for a favorable recommendation of **ZA 485/21: Strategic Capital Partners LLC** subject to staff letter and other staff conditions.

Mr. Kneeland seconded the motion.

FOR – 4 –

AGAINST – 0 –

ABSTAINED – 0 –

Mr. John Moore, 50 S. Meridian Street, Ste. 700, Indianapolis appeared. He noted there were representatives from D.R. Horton Indiana as well as Banning Engineering in the audience as well. He presented on a proposed development located on South County Road 400 E. just east of Belleville. They were proposing 156 homes on the 115 acres. They would preserve approximately 51 acres of wooded area. The homes would be 1500 to 3000 square feet with prices in the high \$200's to mid-300's. Their timeline would be to break ground sometime next year.

There being no further business, the meeting was adjourned at 7:46 p.m.

Tim Dombrosky, Chairman