

September 13, 2022

A meeting of the Hendricks County Area Plan Commission was held on Tuesday, September 13, 2022, 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. Brad Whicker; Mr. Damon Palmer; Mr. Bob Gentry; Mr. Walt O'Riley; Mr. Tom Whitaker and Mrs. Margaret Gladden. Staff members present were Mr. Tim Dombrosky, Secretary and Director of Planning; Mr. Greg Steuerwald, County Attorney; and Mrs. Brandy Swinford, Recording Secretary.

The meeting was opened with the Pledge of Allegiance. There was a quorum with five (5) members present.

Mr. Whicker stated that the first order of business was to approve the minutes from the July 12, 2022 meeting.

Mr. Gentry motioned for approval of the minutes for the July 12, 2022 meeting.

Mr. Whitaker seconded the motion.

It was noted that there was not a quorum of members present at the July meeting to vote on the minutes. The motion died.

DPR 508/22: HAWKEYE STORAGE – US 36 (PRIMARY); a development plan review for an addition to self-storage facility; 32.18 acres; Marion Township; S5-T15N-R2W; located on the north side of US Hwy 36, approx. 0.40 miles west of intersection with SR 75 (Kruse Consulting)

Mr. Dale Kruse, Kruse Consulting was present. He reviewed the location, site and landscaping plans. He noted that it would be six (6) building expansion of the current self-storage facility. They will all be covered canopy-type buildings approximately 400 feet in length. They would have a stone veneer on the south side of the buildings that face US 36. The back would be a two-toned metal, stone along the base. He showed an example of what they would look like. He reviewed the staff comments. He stated that they would do a stone drive with dust preventative on the aisle ways in lieu of doing concrete.

Mr. Whicker asked if there were any questions.

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

Mr. Whitaker motioned for approval of **DPR 508/22: Hawkeye Storage – US 36 (Primary)**.

Mr. Gentry seconded the motion.

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

DPR 504/22: JP EXPRESS (SECONDARY); a development plan review for a over the road truck maintenance facility; 5.43 acres; Liberty Township; S25-T14N-R1W; located at 9084 S. State Road 39, Mooresville (Moench Engineering)

It was noted that there was not a representative present for this petition.

Mr. Dombrosky stated that they had applied and reapplied this petition and been continued.

Mr. Palmer motioned for denial of **DPR 504/22: JP Express (Secondary)**.

September 13, 2022

Mr. O'Riley seconded the motion.

FOR – 5 –

AGAINST – 0 –

ABSTAINED – 0 –

DPR 509/22: GREENSGROOMER (PRIMARY); a development plan review for a commercial building; 2.0 acres; Lincoln Township; S20-T16N-R2E; located on the west side of Raceway Road and 970 ft. north of Crawfordville Road (Scott Bordenet)

Mr. Dombrosky presents. He reviewed the location, current and surrounding zoning, and site plan. He reviewed the few modifications they were requesting. They were as follows: 1) the front setback is being encroached upon by 5 feet due to changing the layout of the building to change the loading dock location; 2) hard surface requirement – they are proposing using gravel in the back and pave it within 2 years; 3) width of the landscaping buffer yards are not being met on the north and west sides because they are bordering AGR and RE residential zoning districts - they are utilizing existing trees and supplementing with other plantings; and 4) architectural – they are adding a brick or stone wainscoting and faux columns and top banding board. He stated that staff would prefer them sharing a drive with Lot 2.

Mr. Whicker asked if there was any recourse to them not paving within the timeframe.

Mr. Dombrosky replied that they would have a 3-year maintenance bond for that period.

Mr. Whitaker stated that he had the same concern of it not getting done if it is not done from the beginning.

Mr. Scott Bordenet, 8902 Alibeck Ct., Indianapolis was present. He is the site engineer for the project. He noted they were only requesting the paving variances for the rear portion; the front would be paved. He felt the architect worked to dress up the building as much as you can. They have requested to not put the brick band on the north and west side which is already heavily screened. He stated the owner is willing to commit to share that drive. He noted that the owner of the other lot was present, and he thought he was willing to do so as well. The builder was also present to answer any questions.

Mr. John Schmitts, Old School Construction was present. He was the general contractor on the project. He explained what they were doing to break up the architectural features to help it not look like a pole barn.

Mr. Whicker opened the public hearing.

Mr. Keith Wagoner, 1151 Beech Grove Lane, Martinsville was present. He stated he was the owner of the lot to the south of the project. He asked about accessing the lot through the south side since he owns the next parcel to the south as well.

Mr. Dombrosky explained on the slide what Mr. Wagoner was talking about. He stated there was no reason he could not connect through the south.

Mr. Whicker asked if Mr. Wagoner was okay with not having them require the use of the shared drive.

Mr. Wagoner replied he was okay with that.

There being no one else signed up to speak, Mr. Whicker closed the public hearing.

September 13, 2022

Mr. Schmitts wanted it noted that they had every intention of paving within the timeframe. He stated that they wanted to get some traffic on it to get off some soft spots. He did not think it would be a problem to do it within a year instead of the two if that worked better.

Mr. Whitaker stated that they could proof roll it to know where the soft spots are. He was not okay with it not being done this year.

Mr. O'Riley asked if staff with the buffering area between the neighborhoods.

Mr. Dombrosky stated that they were. He would like them to look at the front façade.

Mr. Whicker asked how many square feet the project was.

Mr. Schmitts replied that it was 30,000 square feet.

There was further discussion about the metal on the building.

Mr. Palmer motioned for approval of **DPR 509/22: Greensgroomer (Primary)** subject to being paved in its entirety, increasing the eastern façade and noting they have waived the shared entrance at this time.

Mr. Gentry seconded the motion.

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

DPR 510/22: FERGUSON LUMBER (PRIMARY); a development plan review for a hardware store; 2.78 acres; Clay Township; S32-T15N-R2W; located at the intersection of State Road 75 and Hadley St. – Coatesville (Myers Engineering)

Mr. Joe Collings, Ferguson Lumber was present. He reviewed the location and the modifications they were requesting. The front setback was 80 feet, and they were short about 6 feet from meeting that setback. Since the lot has two frontages, they were asking for a modification to the 50% parking in the front of the building. They were also asking to use the same metal roof on the outbuilding for cold storage as the main building. He asked about signage and wanted to know if he could get approval for that. He wanted to put a 5-foot by 5-foot electronic sign up. He briefly discussed the landscaping design and the changes that they had submitted.

Mr. Whicker asked if there were any questions from board members.

Mr. Whitaker confirmed that they were not making any modifications to the screening to the rear of the building.

Mr. Collings replied that they are not. They are meeting the setback on the rear elevation.

Mr. Dombrosky noted that with the existing trees shown on the plans they meet the ordinance requirement on the back side.

Mr. Gentry asked about the lake and sediment build up. He wanted to know if there would be room if they needed to dredge the lake.

Mr. Collings replied that there was. There were two (2) storm drain outlets feeding into the lake. He explained how their drainage would flow.

September 13, 2022

Mr. Whitaker stated that the cheapest home on the lake is \$500,000. He felt the existing trees do not offer enough screening and feels like this project will hurt home values.

Mr. Dombrosky stated they have done all they can do and have pushed them to meet the architectural standards. The only thing they could do was maybe with some discretion look at the back side of the building. The stone wrap and parapet wall does not go around the back side.

Mr. Collings noted that all the sides match. They are taking the stone and parapet wall all the way around.

Mr. Whicker opened the public hearing.

Mr. David Montgomery was present. He stated the neighborhood does not want it. He felt that he had not met the standards for it and there was no sense in making exceptions for it.

Mr. Whicker closed the public hearing and called for any questions from board members.

Mr. Palmer wanted clarification on the modification being requested for parking.

Mr. Dombrosky explained further.

There was further discussion about the modifications.

Mr. Dombrosky noted that they could not grant the sign approval. They would have to apply for a sign permit.

Mr. Palmer motioned for approval of **DPR 510/22: Ferguson Lumber (Primary)** with the modifications requested.

Mr. Gentry seconded the motion. Mr. Whitaker voted against.

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

DPR 511/22: SMYRNA READY MIX CONCRETE (PRIMARY); a development plan review for a concrete batch plant; 10.66 acres; Liberty Township; S36-T14N-R1W; located at I-70 and State Road 39 (Banning Engineering)

Mr. Dombrosky presents. He reviewed the location, current and surrounding zoning. He noted that it was the same plan as previously rezoned for, just a different user. He noted it was the same basic plan and showed the layout and landscaping plan. The attendant building meets the requirements better than the previous one. He stated that for primary consideration tonight they needed to talk about the final surface of the site. They are only using the south part and currently the surface is a mixture of broken up asphalt and concrete and grass that is grown up. Staff would like to see the whole site regraded so that it improves the look of the whole site even though the north side is not being utilized at this time.

Mr. Jeff Banning, Banning Engineering, 853 Columbia Road, #101, Plainfield was present. He noted that Mr. Mike McCrary, Banning Engineering and Mr. Rob Morrison, Smyrna Ready Mix were also present. He reviewed the project. He noted that the previous owner was bought out and the site sat for almost two (2) years. The significant change from the previous petition was the temporary structure proposed will now be a permanent structure. He noted that they were approved at the joint drainage board. He agreed with staff on the entire site needing cleaned up. They are aware there may be some environmental issues and on the site plan fenced that area in. He asked if they could get secondary approval as well tonight.

September 13, 2022

Mr. Dombrosky asked where the offsite sewer was going to run.

Mr. Banning replied they were still planning on going through the truck wash.

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

Mr. Palmer motioned for approval of **DPR 511/22: Smyrna Ready Mix Concrete (Primary)**.

Mr. Gentry seconded the motion.

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

Mr. Palmer motioned for approval of **DPR 511/22 Smyrna Ready Mix Concrete (Secondary)** conditional on getting dimensions for the drive aisles and parking areas, adding the detail for the water settling pits and storage bins on the plans, provide sewer allocation, and show sewer and water connection on the plans.

Mr. Gentry seconded the motion.

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

There being no further business, the meeting was adjourned at 7:44 p.m.

Tim Dombrosky, Secretary