

**HENDRICKS COUNTY AREA PLAN COMMISSION ADMINISTRATIVE AND PLAT COMMITTEE**

**Meeting Minutes**

**Wednesday, April 10, 2024**

**9:00 AM**

Hendricks County Government Center • Meeting Rooms 4 & 5  
355 S Washington St #G80  
Danville, IN 46122

**Members Present:** Tim Dombrosky, Ron Kneeland, John Ayres, Ginger Harrington, David Gaston (arrived later)

**Members Absent:**

**Staff Present:** Brian Hurskainen, Senior Planner and Anna Wozniak, Recording Secretary

A quorum was established, the Pledge of Allegiance was recited, and Mr. Dombrosky asked for a motion to approve the minutes from the March 13, 2024 meeting. Mr. Dombrosky made a motion to approve the March minutes. Mrs. Harrington seconded the motion. Motion of approval passed 3-0.

**VOTE: For – 3                      Against – 0                      Abstained – 1                      APPROVE**

**MRP 155/24: BROOKS WELLER;** 1-lot minor residential plat; 0.48 acres; Brown Township; S15-T17N-R1E; located on West side of N State Road 267, approx. 0.4 miles North of the intersection with E County Road 1000 N – 10436 N State Road 267, Brownsburg, IN 46112 (Kruse Consulting)

**Mr. Dale Kruse – Kruse Consulting – 7384 Business Center Drive, Avon, IN 46123**

Mr. Kruse: Asking for continuance of MRP 155/24 to May 15, 2024 meeting.

Mr. Kneeland made a motion to continue MRP 155/24: WELLER to May 15, 2024 meeting.

Mr. Ayres seconded the motion.

Motion to continue MRP 155/24 carried unanimously.

**VOTE: For – 4                      Against – 0                      Abstained – 0                      APPROVE**

**DPR 517/24: BETHESDA CHRISTIAN SCHOOLS (SECONDARY);** development plan review/gymnasium expansion and parking; 36.4 acres; Brown Township; S33-T17N-R1E; located at Southwest of the intersection of E CR 800 N and N CR 650 E – (Innovative Engineering & Consulting)

**Mr. Zach Wilkinson – Innovative Engineering & Consulting – 3961 Perry Blvd., Whitestown, IN**

Mr. Wilkinson: Presenting on behalf of Bethesda Christian Schools. We reviewed the troubled areas that were pointed out on the plans. We were able to address the issues in the staff comments and would like to make sure they are properly addressed this time around.

- Adding more flow spot elevations along the swale line at least every 50 feet so that way you can see the 1% slope through here. The indicator D11 for the swale as well referencing the swale cross section.

Mr. Ayres: Some of your spot elevations are higher than the surrounding ground. Are you going to be filling all the areas before you do any work. Some of your flow elevations are higher, 2-foot difference, are we filling all these 3 feet and then cutting the ditches.

More discussion about the flow elevations – looking at plans.

Mr. Wilkinson: I will double check to make sure the surface on the drawing is accurate. The main issue was getting a lot of the side drainage to drain to the basin.

Mr. Ayres: That's not showing us there is going to be a ditch there, it's showing the water will flow over to the area which is exactly what we don't want. Unless you are filling it 3 feet before constructing the ball fields. I am not comfortable the swale is really going to be constructable as you have it shown here.

More discussion about the drainage.

Mr. Dombrosky: Did anything change on the road from the last submittal?

Mr. Ayres: I can answer that, not in the last submittal but the previous one they added a pipe under the drive that took water to the North, but the problem is with the existing pipe, it is not a very big pipe and empties out into the yard. I am not comfortable with all that drainage going into one existing pipe, so there needs to be more detail. I am concerned that we are making the existing pipe an outlet for a larger area than it is now with hard surface that it doesn't accommodate now, and it just dumps out on the front yard on the other side of the street. I do not believe that is acceptable. We need to handle that by either flowing the other way, ideally or taking it up and down the road. Is there an outlet going South?

Mr. Wilkinson: There is a pretty significant ditch, and we couldn't find the outlet.

Mr. Ayres: I am just concerned that what is shown on the swale isn't buildable and I am concerned that the water by the road is going to go through an existing pipe that is not acceptable. Those are my draining concerns.

Mr. Dombrosky: Do they have a design for the roads overflowing.

Mr. Ayres: The pipe under the drive is an improvement but where it goes from there raises my concern.

Mr. Wilkinson: Do you have any other drainage concerns?

Mr. Ayres: No, I am okay with how the parking lot is draining, my concern is out by the drive and the road.

Mr. Wilkinson: What are the expectations for the allocation letter.

Mr. Dombrosky: I need clarification; this is an intent to serve letter not an allocation letter. But they make it sound like it has been allocated for expansion, but they don't say that. They either need additional allocation for you to secure which is not intent to serve or it's already been allocated and planned for in the original design and doesn't need additional capacity and they need to say that specifically.

Mr. Wilkinson: I have submitted a sanitary study for Bethesda and have been talking with Kathy from Brownsburg and she might have reworded her previous intent to serve.

Mr. Dombrosky: We just need clarification. Ginger if they already have the capacity to serve, what's needed?

Mrs. Harrington: It does say the capacity for sewer is available.

**Mr. Gaston has arrived and joined the meeting.**

Mr. Dombrosky: There are two conflicting statements, they already have a capacity available, they need to be more specific in the letter stating you don't need additional capacity and it's already allocated. We just need the letter rephrased and cleaner and approve plans before construction begins.

Mr. Wilkinson: Is there a generic letter stating that it has been approved?

Mr. Dombrosky: Yes, the plans are stamped or maybe a letter stating approval. Every utility is a little different.

Mr. Wilkinson: On the plans there is a question on the mill joint detail.

Mr. Ayres: It was cleared up on the last revision, the only thing missing was the length.

Mr. Wilkinson: We did add the proper wording for the aqua swirl.

Mr. Gaston: It just needs to be a structural BMP.

Mr. Wilkinson: In general, we are cleaning up each sheet set so things are more apparent and less confusing. We have covered all our concerns. Is there a certain date you would like revisions by and continue to the May 15<sup>th</sup> meeting.

Mr. Dombrosky: We would like to have them by Monday the 15<sup>th</sup> of April in time for the next TAC review meeting and if we need another one by April 24<sup>th</sup>. It sounds like we are getting close.

Mr. Dombrosky: I would like to ask Dave if he has any comments regarding drainage.

Mr. Gaston: The Drainage Board approval is subject to the board's approval. I would like to see the changes to make sure it doesn't impact what we have already approved.

Mr. Wilkinson: Are digital copies sent, okay?

Mr. Gaston: Yes.

Being nothing further, Mr. Dombrosky asked for a motion for continuance.

Mr. Ayres made a motion to continue DPR 517/24: BETHESDA CHRISTIAN SCHOOLS (SECONDARY)

Mrs. Harrington seconded the motion.

Motion to continue DPR 517/24 carried unanimously.

**VOTE: For – 5**

**Against – 0**

**Abstained – 0**

**APPROVE**

**Amendment to MAP 499/23: ALBERTSON ACRES – Replat Lot 1;** a 1-lot major plat replat; 6.834 acres; Eel River Township; S24-T17N-R2W; located on the NW portion of the intersection with W. CR 950 N. and N. CR 350 W. (Kruse Consulting)

**Mr. Dale Kruse – Kruse Consulting – 7384 Business Center Drive, Avon, IN 46123**

Mr. Kruse: Requesting an amendment to the approved replat of Albertson Acres Lot 1 to remove some required new street trees. A tree inventory was completed of existing trees that could substitute for street trees.

A motion was made to approve the amendment to MAP 499/23: ALBERTSON ACRES – Replate of Lot 1

A second was made to the motion.

Motion to approve carried unanimously.

**VOTE: For – 4                  Against – 0                  Abstained – 0                  APPROVE**

Being no further business before the board, the meeting was adjourned at 9:26AM.

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Tim Dombrosky  
*Chairman*