

HENDRICKS COUNTY AREA PLAN COMMISSION

Meeting Minutes

Tuesday, June 11, 2024

6:30 PM

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

Members Present: Mr. Damon Palmer; Mr. Bob Gentry; Mr. Ron Kneeland; Mr. Walt O'Riley; Mr. Thomas Whitaker and Mrs. Margaret Gladden.

Members Absent: Mr. Brad Whicker

Staff Present: Mr. Tim Dombrosky, Secretary and Planning Director; Mr. Greg Steuerwald, County Attorney Representative; Mr. Brian Hurskainen, Senior Planner; and Mrs. Anna Wozniak, Recording Secretary.

A quorum was established, the Pledge of Allegiance was recited, and Mr. Palmer asked for a motion to approve the minutes from the May 14, 2024 meeting. Mr. Gentry made a motion to approve the May minutes. Mr. O'Riley seconded the motion. Motion of approval passed 5-0-1. Mr. Palmer abstained.

Mr. Palmer made an announcement that if anyone was there for the Concrete Plant in Pittsboro, there is no action on this committee, it's not on the agenda for tonight. It's a Pittsboro issue, so they are welcome to leave.

ZA 512/24: LENNAR HOMES; a zoning amendment change from LI to PUD; 19.7 acres; Guilford Township; 26-15N-16E; located at Southeast corner of SR 267 and E 300 S (533 E. Township Line Road) – (Brian J. Tuohy)

Mr. Dombrosky explained the next action steps to the members since the project has already been continued two times. Based on the feedback we are looking for a recommendation to Commissioners. John Moore is here with a power point and current state of the application. The application has been updated.

Mr. Gentry: If Mr. Bob Daum or Doug Daum who is here today in Bob's absence is okay with the screening then I am okay, if they are not then I am not.

Mr. Palmer: I was not here last month; my understanding was the request for the petitioner was to go back and work with or compromise with the neighbors that had concerns. John if you can come up and tell us what progress or changes happened since last month.

Mr. John Moore – Tuohy, Bailey & Moore – 50 S. Meridian St., Indianapolis, IN 46204

Taylor Navar – Lennar Homes – Entitlement Manager, 11555 N. Brayden St., Carmel, IN and David Ellis are also present on behalf of Lennar Homes.

Mr. Moore: Attorney on behalf of Lennar Homes shared a power point presentation. Also mentioned he met with Mr. Daum and spoke with him on a couple of different occasions. The following changes have been made.

- Reduced number of homes from 125 to 103, reducing density from 6.3 units per acre to 5.2 units per acre.

- Added buffering along the eastern and southern boundaries and northwest corner.
- Added 10-foot undulating mound with landscaping along southern border.
- Enhanced architectural features.
- Recreation includes gazebo, playground and paved pedestrian paths.
- Plainfield Schools have no objection to the proposal.
- The Traffic Impact Study was conducted and concludes acceptable levels of service.
- The project is compliant with the Hendricks County Comprehensive Plan.
- Development is consistent with the Plainfield Comprehensive Plan.
- Residential development is more desirable and compatible than industrial uses currently allowed in the light industrial zoning district.

Mr. Moore: With that we respectfully request a favorable recommendation to the County Commissioners.

Mr. Palmer: Any questions from the board members.

Mr. O'Riley: Are there going to be any enhanced features on the back of the townhomes other than the shed roofs. There are single family homes across the way and the view from the back of the garage is plain.

Mr. Moore: Right now, only the shed roofs other than the ones with brick wainscot around them.

Mr. O'Riley: I agree that the property is best suited for a residential, much better than industrial, glad that you are using better materials to make the homes look richer.

More discussion about the density of other homes in the area.

Mr. Dombrosky: The Blackthorn development has a similar density.

Mr. Moore: With townhomes you naturally get more density. We are right up there with townhomes density.

Mrs. Gladden: The existing residential area has a whole different set of homes; the area has a lake, pond and very nice homes. A whole different class of homes.

Mr. O'Riley: If this goes as a PUD rather than our zoning, what are we giving up as far governance of that as opposed to them with the PUD.

Mr. Dombrosky: We had a comparison before, but they updated the plans since and added landscaping buffer which is something that they were missing according to our ordinance and some architectural lacking on the sides and back of the homes. The roof line was one, the breakup of the roof line according to our ordinance.

Mr. O'Riley: Are those variations something that you are comfortable with or uncomfortable with?

Mr. Dombrosky: I didn't like the lack of landscape, but they have added that back in and I agree with you on the back of the townhouses are little stark especially since you have all of them facing the front of the other homes. That's why they added the shed roof.

Mr. O'Riley: I see how that would be from a sales perspective it would impact value, of course if somebody is buying it the way it is. It is what it is. It would be nice to have a little more character in the back of the townhomes, since the people will have to look at them every day.

Mr. Navar: The direction we were given initially was that it was more favorable to have the fronts of the homes on CR 300, given the higher architectural features and elements there. It could be possible to flip the homes and make the townhouses frontloaded and there would be more features within the community. There are pros and cons to both.

More discussion about the homes having more architectural features in the back of the townhomes so they don't look so stark when you live across the street in the residential homes.

Mr. Dombrosky: The shed roof would help meet our requirements per ordinance. They are close to our ordinance and dormers would help.

Mr. Whitaker: The interior architecture may not allow for the dormers. I am not sure what the interior looks like.

Mr. Navar: We can look into the structural layout of the units, but the dormers affect the pitch of the roof and the structural layout of the units.

More discussion about the Home Warranty and Customer Experience for Lennar Homes.

Mr. Gentry: Can you assure me that the Daum family is okay with the screening?

Mr. Moore: I have spoken with them, but we were originally told they would like the 10 feet mound and the trees.

Mr. Navar: The original request was for the 10-foot mounding and a 6-foot fence on top of the mound. We thought it would be aesthetically pleasing to have the landscape on the mound. We are open to further discussion and making revisions per property owners.

Mr. O'Riley: I would prefer trees on top of the mound rather than a fence, looks more attractive.

Mr. Dombrosky: Can I throw out an idea, what if those rear-load singles were flipped and accessed the main road, could that work, then the garages would be back-to-back?

Mr. Navar: We would have to look at that, to be completely honest this is version "U" and we started with "A". We have gone through a lot of different versions.

More discussion about flipping the homes to face different direction to avoid the back of the townhomes facing the residential homes.

Mr. Palmer: We have to balance the current zoning and while this is extremely dense, and I don't like how plain those garages are.

Mrs. Gladden: It's just dense on a small piece of ground.

Mr. Moore: It is dense, but the alternative is a future project that may not pencil out.

Mr. O’Riley: I agree, it is better suited for residential than it is for industrial.

Mr. Palmer: If there are no further questions we will have to entertain a motion for a recommendation.

Mr. Gentry: If the builder can get the Daum family to go along with what they have changed regarding the screening, because the screening in this case isn’t just for aesthetic purposes. It needs to keep the children and adults from wondering over. If they can get the Daum family to agree to that then I will agree to it, if not then I don’t agree. The Daum family was not against the project and things went sideways. Mr. Daum just wants to be protected, wants his property to be protected from anyone wondering over.

Mr. Navar: The 10-foot mounding is significant and then the fencing on the side provides a physical barrier.

Mr. Gentry: I asked Mr. Doug Daum, are you satisfied? And he shook his head – No, he was not.

Mr. Kneeland made a motion for unfavorable recommendation for the re-zoning.

Mr. Gentry seconded the motion.

VOTE: For – 5

Against – 1

Abstained – 0

MOTION PASSES

Being no further business before the board, the meeting was adjourned at 7:22 PM.

Tim Dombrosky, Secretary