

**HENDRICKS COUNTY AREA PLAN COMMISSION  
AGENDA**

**TUESDAY, SEPTEMBER 10, 2024**

**6:30 PM**

Rooms 4 & 5

Hendricks County Government Center  
355 South Washington Street #G80  
Danville, Indiana 46122

**1. PLEDGE OF ALLEGIANCE**

**2. APPROVAL OF THE MINUTES FOR – August 13, 2024**

**3. PUBLIC HEARINGS**

*Public hearing items have been advertised according to law. For items involving a piece of land, courtesy notices have been sent to some property owners in the vicinity and a sign with information pertaining to the case has been posted on the property. Testimony for and against each proposal will be taken and a decision by the Plan Commission will be made. The Commission may continue an item to another date for hearing if the public is better served by such a continuance.*

❖ **OLD BUSINESS**

**DPR 519/24: HEARTLAND CROSSING BUSINESS PARK – SECTION 3 (PRIMARY);** a development plan review for Primary Development Plan; 13.817 acres; Guilford Township; 20-14N-2E; located at the Northeast corner of Union Mills Dr. and East Hendricks County Road (Projects Plus)

❖ **NEW BUSINESS**

**DPR 521/24: SERENITY COMMONS (PRIMARY);** a development plan review; 9.849 acres, Guilford Township, 20-14N-2E, key nos. 06-3-20-42E-410-001; located at the northeast corner of Heartland Blvd and S Raceway Road. (Stoepelwerth & Associates, Inc.)

**DPR 522/24: CREW CAR WASH (PRIMARY);** a development plan review; 1.83 acres, Guilford Township, 20-14N-2E, key nos. 06-3-20-42E-226-003; located at the East corner of SR-67 and Heartland Crossing Blvd. (Kimley-Horn)

**ZA 517/24: BRIAN MOTTER;** a zoning amendment change from AGR/Agricultural Residential Zoning District to GB/General Business Zoning District; 14.63 acres, Marion Township, 07-15N-2W, key nos. 09-2-08-52W-100-010, 09-2-08-52W-100-002; located at 8081 W US Highway 36, Coatesville, IN 46121. (Brian Motter)

**4. BUSINESS SESSION**

*In its business session, the Plan Commission meets in open session to discuss each item and make a decision. By law, a business session agenda is posted at least 48 hours prior to this meeting. This is not a public hearing. No testimony is taken unless the Plan Commission requests it. The Commission may continue an item to another date for hearing if the public is better served by such a continuance.*

**5. OTHER BUSINESS**

Information pertaining to these cases is available on the Hendricks County web site [www.co.hendricks.in.us](http://www.co.hendricks.in.us). It is also available to the public on weekdays from 8:00 a.m. to 4:00 p.m. at the Department of Planning and Building, Hendricks County Government Center, 355 South Washington Street, Danville, Indiana 46122. There are times during routine application processing when files may not be immediately available. Written objections to any item on the agenda may be filed with the secretary of the Plan Commission before the hearing. At the hearing, oral comments concerning each Public Hearing proposal will be heard. The jurisdiction of the Plan Commission is all of Hendricks County except the towns of Avon, Brownsburg, Clayton, Danville, Lizton, Pittsboro, and Plainfield. For more information, call (317) 745-9255.

FOR SPECIAL ACCOMMODATIONS NEEDED FOR HANDICAPPED INDIVIDUALS PLANNING TO ATTEND THIS HEARING, PLEASE CALL THE PLANNING SECRETARY AT (317) 745-9384 AT LEAST 48 HOURS IN ADVANCE OF THE MEETING.