

HENDRICKS COUNTY AREA PLAN COMMISSION

Meeting Minutes

Tuesday, October 8, 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. Greg Steuerwald, County Attorney; 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 September 10th, 2024 meeting. Mr. Gentry made a motion to approve the September minutes. Mr. O’Riley seconded the motion. Motion of approval passed 6-0.

Mr. Palmer informed board members regarding DRP 519/24 and ZA 517/24. Both cases will not be heard at tonight's meeting due to the following:

DPR 519/24: HEARTLAND CROSSING BUSINESS PARK – SECTION 4 (PRIMARY) - WITHDRAWN

ZA 517/24: BRIAN MOTTER – settled by the Commissioners at Commissioners Meeting

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. (Stoepfelwerth & Associates, Inc.)

Mr. Palmer asked if there were any comments from the staff.

Mr. Hurskainen: No, they have made some changes, they are reworking the ditches along Raceway Road and some other major changes since last time.

Mr. David Gilman – 211 South Ritter Ave., Ste. H, Indianapolis, IN 46219

Here representing Helix Development who is the applicant for Serenity Commons also present is Ms. Leigh Anne Ferrell with Stoepfelwerth & Associates, Inc.

Mr. Gilman is seeking approval for 168 apartment homes and asking for modifications to the ordinance. He presented slides and gave an overview of the project. The concerns that were raised at the TAC meeting have been addressed. They have a recorded easement that was recorded in 2002 along Raceway Road that is 40 feet wide, that ditch is managed and controlled by Tri County Conservancy District, they were challenged with a ditch which is 7 feet deep and has no back or front side that has a lot of definition or sidewalk. Our development plan will fill in that ditch on Raceway Road and pipe it with a 42–48-inch storm sewer, so we will have a shallow swale, and we will create a new grass shoulder separating the road traffic from the pedestrian traffic. A new sidewalk will also be put in and other landscaping improvements will be made that are required by the ordinance. More slides were shown

with the design and layout of the central community area for the residents. Discussion about the reduction of setbacks and planting trees such as evergreens or over story shade trees so that there is an increase in height to serve as a buffer. Proposing car ports instead of garages, they are more affordable, and garages are expensive to lease and not necessarily desired.

Mr. Palmer: Any questions from the board?

Mr. Whitaker: Are you asking to reduce the masonry by 40%?

Mr. Gilman: The ordinance requires 40% masonry, and we have 20% but it will not be 40% on all sides and we are using different materials.

Mr. Palmer: There are two letters in the packets please look at those.

Mr. Palmer opened and closed the public hearing as no one signed up to speak.

Mr. Gilman: I would just like to refer to the letters, one of them was regarding traffic and we have completed a traffic impact study and there were no improvements warranted for safety reasons. We have shared them with the County Engineer, and they agree with the traffic study results.

Mr. O'Riley: Do we have any visuals of where these remonstrators' properties lie against this property?

Mr. Hurskainen pulled up a visual and showed landscaping with actual plantings that are proposed.

Mr. O'Riley: Is that with the 41 feet?

Mr. Gilman: Yes, that is correct, there is sporadic tree growth along that common line and our objective is to make it uniform and make sure that each and every lot has trees. We are proposing taller trees.

Mr. O'Riley: Is staff comfortable with what they are proposing?

Mr. Hurskainen: Yes, it basically comes down to their modifications, but there are no problems.

Mr. Gilman: I spoke with Tim earlier today and he seemed okay with everything except the 9 feet, he said it would be up the commission.

Mr. Whitaker: It's almost 20% reduction in the setback.

Mr. Gilman: We had a hotel few months ago in the same area with a weird shape and had same issues, and it was approved.

Mr. O'Riley: It seems like they are trying to be reasonable with the vegetation proposals to try and mitigate the impact on the neighbors.

Mr. Palmer asked for a motion of approval or denial of DPR 521/24: Serenity Commons (Primary)

Mr. Gentry motioned for approval of 521/24 with subject to modifications.

Mr. O'Riley seconded the motion.

VOTE: For – 6

Against – 0

Abstained – 0

Mr. Gentry asked when can ZA 517/24: Brian Motter reapply.

Mr. Steuerwald: The question was posed this morning by Mr. Dombrosky at the Commissioners Meeting, "Do these self-imposed conditions that were proposed, amount to a substantial change" and the Commissioners said yes. So, it's up to Tim but it's a matter of whether or not a new petition represents substantial changes in the original petition that was brought before you and if so, they can refile immediately.

Mr. Gentry: Thank you for the clarification.

Being no further business before the board, the meeting was adjourned at 6:50 PM.

Tim Dombrosky, Secretary