

HENDRICKS COUNTY AREA PLAN COMMISSION ADMINISTRATIVE AND PLAT COMMITTEE

Meeting Minutes

Wednesday, November 13, 2024

9:00 AM

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

Members Present: Tim Dombrosky, Kim Galloway, Ron Kneeland, Dave Gaston and Kristen Lien.

Members Absent: John Ayres

Staff Present: Brian Hurskainen, Senior Planner

A quorum was established, the Pledge of Allegiance was recited, and Mr. Dombrosky asked for a motion to approve the minutes from the October 9th, 2024 meeting. Mr. Kneeland made a motion to approve the October minutes. Mr. Gaston seconded the motion. Motion of approval passed 4-0-1. Mr. Galloway abstained.

MIP 1190/24: TERRY SAMPSON; a 3-lot minor residential subdivision plat; 20.03 acres; Center Township; 30-16N-1W; located at 2235 SR 236, Danville, IN 46122 (M J Gibson Land Surveying, LLC)

Mr. Gaston made a motion to continue MIP 1190/24: Terry Sampson

Mr. Kneeland seconded the motion.

VOTE: For – 5 Against – 0 Abstained – 0 APPROVE

MIP 1189/24: JOSHUA BEX; 2-lot minor plat; 5.17 acres; Brown Township; 36-17N-1E; 01-2-36-71E-300-006; located at the SE portion of intersection with E CR 750 N & N CR 850 E (Kruse Consulting, Inc.)

WA 367/24 – MIP 1189/24: JOSHUA BEX; a waiver of the subdivision control ordinance, Section 2.11(1)(c) – Lot depth.

Mr. Gaston made a motion to continue MIP 367/24 and WA 367/24: Joshua Bex

Mr. Kneeland seconded the motion.

VOTE: For – 5 Against – 0 Abstained – 0 APPROVE

MRP 158/24: JACOB & KAITLIN KING; 1-lot minor residential plat; 9.99 acres; Clay Township; 27-15N-2W; located East of S CR 550 W approximately 0.15 miles North and 0.25 miles East of the intersection with W CR 350 S (Kruse Consulting, Inc.)

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

Mr. Kruse present on behalf of Mr. King who is requesting approval of one minor residential lot.

Mr. Kruse addressed staff recommendations and comments.

- The existing drive will be moved over to the easement.
- The pipeline is flagged and showing location on the plat.
- A secondary septic field easement is showing on lots.
- The existing drive will have two culverts.

Mr. Gaston made a motion to approve MRP 158/24: Jacob & Kaitlin King subject to staff letter and comments made here today.

Mr. Kneeland seconded the motion.

VOTE: For – 5 Against – 0 Abstained – 0 APPROVE

DPR 516/24: S&J INVESTMENT (SECONDARY); development plan review; 4.23 acres; Lincoln Township; 17-16N-2E; located at 10095 E. US Highway 136, Indianapolis - (BYN Consulting)

Mr. Jason Rigger present on behalf of S&J Investment

Mr. Rigger stated the engineer is working on cleaning up a few items and changes will be submitted later today based on the feedback provided. The IDEM sight survey will also be forwarded to the Health Department. All other recommendations will also be submitted by the end of the week.

Mr. Gaston made a motion to continue DPR 516/24: S&J Investment (Secondary)

Mr. Kneeland seconded the motion.

VOTE: For – 5 Against – 0 Abstained – 0 APPROVE

DPR 522/24: CREW CAR WASH, INC. (SECONDARY); development plan review; 1.83 acres; Guilford Township; 20-14N-2E; located at East corner of SR-67 and Heartland Crossing Blvd, 1 parcel northeast of the 5/3rd Bank – (Mike Timko, P.E.)

Mr. Brian Kaiser – Kimley-Horn Engineering and Trever Smith – Crew Car Wash

Mr. Dombrosky asked if there were any clarifications needed on the comments from the staff.

Mr. Kaiser stated they are clear on what directions needs to be taken at this point.

Discussion about the light spillage onto the road. The intention was to provide increased lighting to see where the cars are turning into the site they will not run into the back of the cars. We will revise the light plan to match the code and not do the variance.

Mr. Gaston made a motion to continue DPR 522/24: Crew Car Wash, Inc. (Secondary)

Mr. Kneeland seconded the motion.

VOTE: For – 5 Against – 0 Abstained – 0 APPROVE

Being no further business before the board, the meeting was adjourned at 9:15 AM.

Tim Dombrosky
Chairman