

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

**AGENDA**

**WEDNESDAY, JANUARY 15, 2025**

**9:00 AM**

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 – December 11, 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 Administrative and Plat Committee will be made. The Committee may continue an item to another date for hearing if the public is better served by such a continuance.*

❖ **NEW BUSINESS**

**MIP 1191/24: SUSAN STUTLER;** a 3-lot minor plat; 20.027 acres; Middle Township; 20-17N-1E; located at East side of N CR 500 E., approx., 0.4 miles S of the intersection with E CR 1000 N (Joshua Zarnoth – Kruse Consulting, Inc.)

**WA 371/24: MIP 1191/24 SUSAN STUTLER;** a waiver of the subdivision control ordinance, Section 5.01(1)(e)(IV) – proposed drive will extend 907.36' into the property and provide lot frontage and road access for 3 proposed lots.

**MIP 1192/24: MICHELE MARSH;** a 2-lot minor plat; 17.89 acres; Guilford Township; 17-14N-2E; located on South side of E CR 700 S., approx., 0.2 miles East of S CR 1050 E (Joshua Zarnoth – Kruse Consulting, Inc.)

**WA 369/24: MIP 1192/24 MICHELE MARSH;** a waiver of the subdivision control ordinance, Section 6.12.1.B – Sidewalks, pathways and pedestrian ways.

**WA 370/24: MIP 1192/24 MICHELE MARSH;** a waiver of the subdivision control ordinance, Section 5.01(1)(e)(IV) – proposed drive will extend 569.25' into the property and provide lot frontage and road access for 3 proposed lots.

**MIP 1193/24: BILL STALEY – ESTUKAY LLC;** a 2-lot minor plat; 9.44 acres; Center Township; 22-16N-1W; located on North side of E CR 300 N, approx. 0.2 miles E of N Washington St. (Joshua Zarnoth – Kruse Consulting, Inc.)

**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.

**MAP 155/24: MARK OSBURN – SYCAMORE ESTATES;** a major plat replat of lot 136; 0.78 acres; Guilford Township; 13-14N-1E; located at 7312 S CR 825 E, Plainfield, IN 46168 (Joel Brame – Kruse Consulting)

**MIP 873/24: ANTHONY EVANS;** a 2-lot minor plat replat; 4.91 acres; Marion Township; 13-15N-2W; located at 3735 W CR 100 S, Danville, IN 46122 (Joel Brame – Kruse Consulting, Inc.)

**DPR 524/24: CRM REAL ESTATE/CRM EXCAVATING (SECONDARY);** a development plan review; 48.757 acres; Liberty Township; 24-14N-1W; located at 8451 S State Road 39, Clayton, IN 46118 (Dale Kruse – Kruse Consulting)

**MIP 1194/24: EMMANUEL BAPTIST CHURCH;** a 2-lot minor plat; 5.00 acres; Eel Township; 6-16N-2W; located at 8350/8370 State Road 236 (Hanse Engineering)

❖ **OLD BUSINESS**

**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)

**4. BUSINESS SESSION**

*In its business session, the Plan Commission Administrative and Plat Committee 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 Administrative and Plat Committee requests it. The Committee may continue an item to another date for hearing if the public is better served by such a continuance.*

**DPR 521/24: SERENITY COMMONS (SECONDARY);** development plan review; 9.786 acres; Guilford Township; 20-14N-2E; located at the northeast corner of Heartland Blvd. and S. Raceway Rd. – (David Stoepfelwerth/Dennis D. Olmstead – Stoepfelwerth & Associates, Inc.)

**MAP 757/24: SERENITY COMMONS (SECONDARY);** a 1-lot major plat; 9.786 acres; Guilford Township; 20-14N-2E; located at the northeast corner of Heartland Blvd. and S. Raceway Rd. - Dennis D. Olmstead – Stoepfelwerth & Associates, Inc.)

**DPR 523/24: BROWNSBURG YOUTH SPORTS, INC (SECONDARY);** a development plan review; 60.852 acres; Brown Township; 36-17-1E; located at NE corner County Road 900 E. & County Road 700 N. (Geoff Ziegler – Banning Engineering)

**EX 302/24 – MAP 755/24: WHITE OAK ESTATES;** an exception of the Subdivision Control Ordinance, Section 3.22 "If the improvements are not completed within the period of validity of the subdivision approval, the secondary plat or section thereof shall not be recorded."

**5. STAFF DISCUSSION**

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 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. For more information, call 317-745-9255.