

## HENDRICKS COUNTY AREA PLAN COMMISSION

### AGENDA

TUESDAY, FEBRUARY 11, 2025

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 – January 14, 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.*

##### ❖ NEW BUSINESS

**ZA 520/24: BRIAN MOTTER;** a zoning map amendment from AGR to GB; 14.63 acres; Marion Township; 07-15N-2W; located at 8081 W US Hwy 35, Coatesville, IN 46121 (Greg Irby – Irby Law)

**ZA 521/24: THOMAS RICH;** a zoning map amendment from AGR to PB; 13.60 acres; Middle Township; 18-17-1E; located on North side of CR 1000 N., approx. 700 feet west of CR 425 E (Andy Kult – Comer Law Office LLC)

**ZA 522/25: D.R. HORTON;** a zoning map amendment from RB with Commitments to RB with an amendment to Commitment No. 12; 113.59 +/- acres; Liberty Township; 06-14N-1E; located West side of CR 400 East between US Hwy 40 and CR 600 South (John J. Moore – Tuohy Bailey & Moore LLP)

**ZA 523/25: HENDRICKS COMMUNITY SOCCER;** a zoning map amendment from AGR to PP; 45.75 acres; Brown Township; 31 & 36-17N-1 & 2E; located at the Northwest corner of CR 700 N & CR 1000 E (Tim Howard – HCS President)

##### ❖ OLD BUSINESS

#### 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

Election of President and Vice-Chair for 2025 Plan Commission

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.