

HENDRICKS COUNTY AREA PLAN COMMISSION AGENDA

TUESDAY, SEPTEMBER 9, 2025 6:30 PM

Rooms 4 & 5 Hendricks County Government Center
355 South Washington Street Danville, Indiana 46122

1. PLEDGE OF ALLEGIANCE

2. APPROVAL OF THE MINUTES FOR – July 8, 2025 (No August Meeting)

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

DPR 530/25: MY COATESVILLE FOOD STORE LLC. (PRIMARY); a development plan review; 0.33 acres; Clay Township; 5-14N-2W; located at 5074 Milton Street, Coatesville, IN 46121 (Brian Moench – Moench Engineering, P.C.)

TZA 01/25: PROPOSED AMENDMENT TO THE HENDRICKS COUNTY ZONING ORDINANCE; regarding Accessory Dwelling Units

❖ OLD BUSINESS

MAP 724/23: KOGER SUBDIVISION (LOTS 2 & 3); 2-lot major plat; 14.354 acres; Middle Township; 25-14N-1W; located at NE corner South State Road 39 and Interstate 70, Mooresville, IN 46158 (Eric Boyd – CESO, Inc.)

DPR 525/25: WATER SOLUTIONS UNLIMITED, INC. (PRIMARY); a development plan review; 3.88 acres; Guilford Township; 20-14N-2E; located at 8824 Union Mills Drive, Camby, IN 46113 (Kevin Roberts – Innovative Engineering & Consulting, Inc.)

DPR 529/25: MOTTER SELF STORAGE (PRIMARY); a development plan review; 14.63 acres; Marion Township; 7-15N- 2W; located at 8081 W. US Highway 36, Coatesville, IN 46121 (Roger Azar – Roger Azar P.E.)

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

Plan Commission Member (Appointing Body per IC 36-7-4-200, Term)
President Damon Palmer (Hendricks County Commissioners, 01/01/2024-12/31/2027)
Vice-President Ron Kneeland (Town of North Salem)
Bradley S Whicker (Hendricks County Commissioners, 01/01/2024-12/31/2025)
David Wyeth (Hendricks County Council)
Walt O'Riley (Hendricks County Council)
Margaret Gladden (Hendricks County Agricultural Extension Office)
Tom Whitaker (Hendricks County Schools Superintendents)

Information pertaining to these cases is available on the Hendricks County web site 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 ACCOMODATIONS 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.