

HENDRICKS COUNTY AREA PLAN COMMISSION ADMINISTRATIVE AND PLAT COMMITTEE

Meeting Minutes

Wednesday, July 9, 2025

9:00 AM

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

Members Present: Tim Dombrosky, John Ayers, Dave Gaston, Kristen Lien

Staff Present: Brian Hurskainen, Senior Planner and Anna Wozniak, Recording Secretary

A quorum was established; the Pledge of Allegiance was recited. Mr. Gaston made a motion to approve June 11th, 2025 meeting minutes.

Mr. Ayers seconded the motion.

VOTE: For – 4 Against – 0 Abstained – 0 APPROVE

MIP 1196/25: JIM BOWLING; a 3-lot minor plat; 33.96 acres; Eel River Township; 4-16N-2W; located on East side of North SR 75 approx. 0.2 miles South of the intersection with West Railroad Street (J. Zarnoth – Kruse Consulting, Inc.)

Dale Kruse - Kruse Consulting, Inc. – 7384 Business Center Drive, Avon, IN

Mr. Kruse gave an update on the project.

- The town council of North Salem denied the connection to the town sewer unanimously
- The owner was willing to annex into town

Mr. Kruse looked at areas that have not been disturbed and found few areas that may work for the new septic location.

Ms. Lien: Locating the old existing well is important since the septic will be done in lot 1. We do not want the septic on the well.

Discussion about the stone drive being at 12% grade and having concerns about inspections and maintenance. It will serve four lots and will be a possible issue down the road. Considering coming in from the East side and access easements being a possibility. There are a few options to review and consider.

Mr. Ayers made a motion to continue MIP 1196/25: Jim Bowling.

Mr. Gaston seconded the motion.

VOTE: For – 4 Against – 0 Abstained – 0 APPROVE

WA 372/25 – MIP 1196/25: JIM BOWLING; a waiver of the subdivision control ordinance, Section 6.12.1.B – Sidewalks, pathways and pedestrian ways.

Mr. Ayers made a motion to continue WA 372/25: Jim Bowling.

Mr. Gaston seconded the motion.

VOTE: For – 4 Against – 0 Abstained – 0 APPROVE

Mr. Kneeland joined the meeting.

MIP 1192/25: MICHELE MARSH (REVISION); 3-lot minor plat; 13.64 acres; Guilford Township; 17-14N-2E; key nos. 06-3-17-42E-200-001 & 06-3-17-42E-200-002; located on the south side of E CR 700 S., Approx 0.2 miles East of S CR 1050 E (Joshua Zarnoth – Kruse Consulting, Inc.)

Dale Kruse - Kruse Consulting, Inc. – 7384 Business Center Drive, Avon, IN

Mr. Kruse representing the Marsh family. He went over the staff comments and recommendations.

- Cul-de-sac was moved to the East
- 3 lots are now to the South of the property
- Set aside areas are understood
- Notations about grades, elevations and cross sections for the road have been added

Mr. Ayers: Do you have a typical cross section of the drive?

Mr. Kruse: Yes, we do and will make sure it's legible, the drive ditch with the underdrain.

Mr. Dombrosky: As a note, there have been a lot of phone calls regarding a site plan for a warehouse going just North of Camp Camby and this project.

Mr. Ayers made a motion to approve MIP 1192/25: Michele Marsh (Revision) subject to staff letter comments.

Mr. Gaston seconded the motion.

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

WA 378/25: MIP 1192/25 MICHELE MARSH; a waiver of the subdivision control ordinance, Section 6.03 (29) Cul-De-Sac Street shall not exceed six hundred feet in length measured from the centerline of the nearest intersection to the center of the cul-de-sac.

Mr. Ayers made a motion to approve WA 378/25: Michele Marsh.

Mr. Gaston seconded the motion.

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

MRP 160/25: LARRY & MARTHA NUNALEY (REVISION); 1-lot minor residential plat; 5.93 acres; Clay Township; 4-14N-2W; located at 2372 E County Road 100 N., Danville, IN 46122. Southeast corner of intersection of S County Road 625 W and W County Road 550 S (Joel Brame – Kruse Consulting, Inc.)

Dale Kruse - Kruse Consulting, Inc. – 7384 Business Center Drive, Avon, IN

Mr. Kruse went over the revisions with staff.

- The drainage easements were added across the creeks

Mr. Gaston: It makes sense, those are big swales and very noticeable.

Mr. Kruse: We wanted to make sure everybody was comfortable with the changes.

Mr. Ayers: Vacation was approved by the Commissioners.

Mr. Gaston: Ravines drain other properties to the West, so this is appropriate.

Mr. Gaston made a motion to approve MRP 160/25: Larry & Martha Nunaley (Revision).

Mr. Ayers seconded the motion.

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

Being no further business before the board, the meeting was adjourned at 9:32 AM.

Tim Dombrosky
Chairman