

**HANCOCK COUNTY AREA PLAN COMMISSION
111 AMERICAN LEGION PLACE
GREENFIELD, IN 46140**

TECHNICAL COMMITTEE MINUTES

PRESENT:

ABSENT

HIGHWAY ENGINEER, CHAIRMAN
COUNTY AUDITOR'S REPRESENTATIVE
COUNTY SURVEYOR, VICE CHAIR
PLAN COMMISSION
MUTUAL AID
HEALTH DEPARTMENT
PURDUE EXTENSION

Chairman Mr. Gary Pool, Highway Engineer called the Technical Committee meeting to order at 10:00 A.M. Health Department moved to approve last month's minutes. Mutual Aid seconded. Motion carried. Highway Engineer asked for a motion for new Technical Committee officers or a motion to keep the current slate. Health made the motion to keep the current slate (Highway Engineer, Chairman and County Surveyor, Vice Chair). Purdue Extension seconded motion. Motion carried unanimously. County Surveyor made the motion to adjourn at 10:30 am. Purdue Extension seconded motion. Motion carried.

The next Technical Committee meeting will be February 12, 2026.

ATTEST:

GARY POOL, CHAIRMAN

CHAD COUGHENOUR, VICE-CHAIR.

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TECHNICAL COMMITTEE MINUTES

January 8, 2026, TIME: 10:00 AM

1. Casto, Scott/Coor Consulting, Agricultural, NW Corner S Morristown Pike & E 500 S, Minor Sub, #26-2645, 26-15-7 in Blue River Township

Three (3) lot Minor Subdivision plat located on the NW corner of S. Morristown Pike & E 500 S on 10.782 acres zoned A (Agricultural)

Chris Cooper, Coor Consulting was present for petitioner and to answer any questions from the Tech Committee

• Comments were received from: Purdue Extension, Plan Commission, County Surveyor, Highway Engineer and County Auditor's Representative

- **Purdue Extension:** Acreage information block needed and area map
- **Plan Commission:** R/W dedication should be 35 feet, not 30 feet, off the centerline of both roads. Adjust lot and R/W areas accordingly & correct misspelling of subdivision name from Hillcreat to Hillcrest
- **County Surveyor:** Install 8" tile or bond before recording, show distance from NW corner tract to section corner on plat, POB mislabeled on plat, what are physical monuments on POB, NW Cor NE ¼, SE Cor SE ¼, are there mag nails set on Morristown Pike? Modernize legal to match plat. Also, why not call out Hillcrest Farms to close any gaps?
- **Highway Engineer:** Local Road is 35' Half R/W
- **County Auditor's Representative:** Acreage information block needed

Committee Action: County Surveyor moved to approve based on Purdue Extension, Plan Commission, County Surveyor, Highway Engineer, and County Auditor's Representative comments; motion seconded by Plan Commission. Motion carried unanimously.

2. Silvey, Jason/MJ Gibson Land Surveying LLC, Residential, Approx address 650 N 350 W, Minor Sub & 3:1 Depth to Width Exception #26-2647, 35-15-5, in Sugar Creek Township

Two (2) lot Minor Subdivision plat & 3:1 Depth to Width Exception located at approximately 650 N 350 W on 9.82 acres zoned R1.0 (Residential)

Mr. Mike Gibson, MJ Gibson Land Surveying, LLC was present for petitioner and to answer any questions from the Tech Committee.

• Comments were received from: Plan Commission, County Surveyor, Highway Engineer, Health and County Auditor's Representative

- **Plan Commission:** Scale is not 1"=100', please make sure scale is correctly labeled and plat prints are correct size, text also seems large, if correctly scaled, could this plat fit onto an 18"x24"?, any particular reason for the 100' BSL at the rear of lot 2? Answer from Mr. Gibson: the petitioner wanted to have some space between the front of a new home on lot 2. Plan Commission suggested adding this restriction to the Plat Covenants to avoid this being missed when a permit is applied for. Mr. Gibson agreed to add to covenants on plat.
- **County Surveyor:** Caption of legal states corner and should say quarter, 8" tile installed or bonded before recording, show distances from lines to recreate 2nd septic easement, line thickness does not allow to see what monumentation is at corners.

- **Highway Engineer:** Check address Land Surveyor
- **Health:** Need soil boring test results for lot 1, need an invert elevation for proposed tile outlet on lots 1 and 2.
- **County Auditor's Representative:** Per the Subdivision Control Ordinance, we need the ROW acreage for both lots in the required format

Committee Action: County Surveyor moved to approve based on Plan Commission, County Surveyor, Highway Engineer, Health and County Auditor's Representative comments; motion seconded by Purdue Extension. Motion carried unanimously.

3. Barrett, Randal/MJ Gibson Land Surveying LLC, Agricultural, 7580 W 600 S, New Palestine, Minor Sub & 3:1 Depth to Width Exception #26-2648

Three (3) lot Minor Subdivision plat & 3:1 Depth to Width Exception located at 7580 W 600 S on 9.17 acres zoned A (Agricultural)

Mike Gibson, MJ Gibson Land Surveying was present for petitioner and to answer any questions from the Tech Committee

- **Comments were received from: Plan Commission, County Surveyor, Highway Engineer, Health and County Auditor's Representative**
 - **Plan Commission:** Place existing address on lot 2, 35' BSL is incorrect and should be 50', I'd like to see a dimension showing how far the existing house is off the front lot line on the supplementary sheet, scale is off, and text seems big, please fix, may allow for plat to be printed on 18" x 24".
 - **County Surveyor:** Monumentation at corners? E line of tract parallel with E line of SW ¼?, Where is drainage going?, 8" tile will need installed or bonded before recording. County Surveyor stated that if drainage is going to culver only that won't work, Mr. Gibson stated he will verify tile.
 - **Highway Engineer:** Check address Land Surveyor
 - **Health:** Need soil Boring test results for all 3 lots, need invert elevations for tile outlets on all 3 lots.
 - **County Auditor's Representative:** Per the Subdivision Control Ordinance, we need the ROW acreage for both lots in the block format suggested.

Committee Action: County Surveyor moved to approve based on Plan Commission, County Surveyor, Highway Engineer, Health, and County Auditor's Representative comments; motion seconded by Plan Commission. Motion carried unanimously.

4. Lawler, Deborah/Stoeppelwerth & Associates, Residential, 2529 E 550 N, Greenfield, Minor Sub & 3:1 Depth to Width Exception #26-2649, 4-16-7, in Center Township

Three (3) lot Minor Subdivision plat & 3:1 Depth to Width Exception located at 2529 E 500 N on 12.017 acres zoned R1.0 (Residential)

Stoeppelwerth & Associates, Inc. representative was present for petition and to answer any questions from the Tech Committee

- **Comments were received from: Plan Commission, County Surveyor, and Health**
 - **Plan Commission:** You can remove 8' asphalt path from this plat, show proposed house locations and driveways on supplementary sheet, WARRENTY misspelled south of road centerline, I defer to Highway regarding dedication of any additional ROW, I'm worried about how lot 1 will lay out, especially if reduced drainage easement is not granted. When is this going to Drainage Board? County Surveyor answered and said it just went to the Drainage Board on Monday January 5, 2025, and drainage has been approved by County Surveyor

- **County Surveyor:** Label regulated drain, 8” tile installed or bonded before recording, tile should be reinforced under driveways, drainage easement for tiles to lots 2 and 3? development plan needs to show location of driveway and possible house.
- **Health:** Need invert elevations for tile outlets on all 3 lots

Committee Action: County Surveyor moved to approve based on Plan Commission, County Surveyor, and Health; motion seconded by Health. Motion carried unanimously.

5. Harmon, Leisa & Bills, Tracy/Accura Land Surveying, Residential, Approximate address 8000 N 300 W, Fortville, Maj Sub Plat & 3:1 Exception #26-2650, 20-17-6, in Vernon Township

Three (3) lot Major Subdivision plat with 3:1 Depth to Width Exception located at approximately 8000 N 300 W on 9.462 acres zoned R1.0 (Residential)

Philip Going, Accura Land Surveying was present for petitioner and to answer any questions from the Tech Committee

• **Comments were received from: Purdue Extension, Plan Commission, County Surveyor, Highway Engineer and County Auditor’s Representative**

- **Plan Commission:** 300 W is shown as a planned major arterial per the Thoroughfare Plan, please make ½ ROW dedication 70’ off centerline, change lot and ROW dedication areas, accordingly, check in with DNR-SHPO regarding development plans within 100 feet of cemeteries, also show secondary septic. Mr. Going answered that he has checked with DNR-SHPO regarding developing within 100 feet of cemetery. Mr. Going asked what is being used for road R/W? Highway Engineer answered the Thoroughfare Plan and Plan Commission said there is another tool that will show that and will work with Mr. Going.
- **County Surveyor:** Indicate POB on plat, Board of Commissioner officers have changed for 2026, out letting into road R/W, are we protecting the current 8” tile and why are we not either relocating or putting in an easement? Can we crush the tile, leave it and have a void in yard or take it out? County Surveyor said he would prefer it be taken out. Mr. Going said yes, he is out letting into the road and will take the County Surveyors recommendation on tile removal. County Surveyor also suggested contacting DNR on tying into drainage just to be sure there is no issues later.
- **Highway Engineer:** CR 300 W is a major arterial 70’ half R/W, share driveway lots 2 & 3
- **Health:** Need invert elevations for tile outlets on all 3 lots, needs soil boring test results for all 3 lots.

Committee Action: County Surveyor moved to approve based on Plan Commission, County Surveyor, Highway Engineer, and Health comments; motion seconded by Mutual Aid. Motion carried unanimously.

Other Business:

UDO: Plan Commission stated UDO is paused and looking at structuring old ordinances into new UDO structure to compare

Highway Ordinances: Highway Engineer is working on ordinances changes for stop signs and speed zones.