

**HAMILTON COUNTY PLAN COMMISSION  
ONE HAMILTON COUNTY SQUARE, SUITE 306  
NOBLESVILLE, INDIANA 46060**

**DATE:** Wednesday, August 18, 2021

**TIME:** 7:00 p.m.

**PLACE:** County Council / Commissioners' Courtroom, First Floor, Hamilton County Government & Judicial Center, Noblesville, Indiana

**AGENDA**

1. Roll Call
2. Declaration of Quorum
3. Communication/Reports:
4. Approval of Minutes - April 21, 2021  
June 22, 2021
5. Approval of Executive Session memoranda – June 16, 2021
6. Public Comment:
7. Correspondence:
8. President's Report:
9. Old Business:

**(A) P.C.-P.P.-0001-04-2021 Primary Plat      Public hearing 7:00 p.m.  
Tabled in April, May, and June  
Postponed in July  
Petitioner requested to be tabled for August.**

**CONCERNING:**    *Developing a 24 lot subdivision.*

**LOCATION:**      Oak Ridge Road between 231<sup>st</sup> Street and 236<sup>th</sup> Street on both sides of the road.  
Sheridan, Indiana    Adams Township, Hamilton County, Indiana

**ZONING:**          A-2(s)

**PROPERTY SIZE:**    78.16 acres

**OWNERS:**      Deanna Forrest

10. New Business:

**(A) P.C.-ReZone-0002-07-2021 Re-zone Public hearing  
Recommendation to the County Commissioners**

CONCERNING: *Re-zoning a 10 acre parcel from A-2/F.P.D. Agricultural / Floodplain District to a C-1/F.P.D. Commercial / Floodplain District - Residential Character. This is for a proposed indoor boat and R.V. storage facility.*

LOCATION: 13070 Strawtown Avenue, Noblesville  
White River Township, Hamilton County, Indiana

ZONING: A-2 / F.P.D. existing / C-1 / F.P.D. proposed

PROPERTY SIZE: 10.0 acres

OWNERS: Andrew B. Leeman

**(B) SBZA-L.U.V.-0008-07-2021 Land Use Variance  
Recommendation to the South BZA**

CONCERNING: *Allowing a portion of the property to be used for the specific commercial use of cabinetry and specialty furniture manufacturing business with three (3) total employees and the potential maximum of five (5) total employees. Owner will also construct a single family residence on the rear portion of the property.*

LOCATION: 16175 East 216<sup>th</sup> Street, Noblesville  
Wayne Township, Hamilton County, Indiana

ZONING: A-2

PROPERTY SIZE: 20.0 acres

OWNERS: Chad Thomas

**(C) P.C.-P.P.-0003-08-2021 Primary Plat Burrow Estates**

CONCERNING: *Subdividing a 14.89 acre parcel of land into two lots. Lot number one to be 8.41 acres and Lot number two to be 6.48 acres.*

LOCATION: 15215 East 191<sup>st</sup> Street, Noblesville  
Wayne Township, Hamilton County, Indiana

ZONING: A-2(s)

PROPERTY SIZE: 15.03 acres existing – Lot one 8.41 acres / Lot two 6.48 acres proposed.

OWNERS: LP3, LLC  
Luke Burrow presenting

11. Director's Report: Presentation of 2022 budget
11. Legal Counsel Report:
12. Next Plan Commission Meeting: Wednesday, September 15, 2021
13. Adjournment:

*ADA Notice: Hamilton County, will upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities so that they can participate equally in Hamilton County's public meetings.*

*For special accommodations for a meeting contact Steven Rushforth, the ADA Facilities Coordinator/Safety & Risk Manager, at (317-770-1976) or by email to: [steven.rushforth@hamiltoncounty.in.gov](mailto:steven.rushforth@hamiltoncounty.in.gov) at least two (2) business days prior to the scheduled meeting or event to request an accommodation.*