

PLAT APPLICATION

Please Select One:

- ☒ **Major Primary Plat** – This Plat lays out the overall development in its entirety. *All commercial and industrial development requires a Major Primary Plat.*
- ☐ **Major Secondary Plat** – This follows the Primary Plat and is the actual division of the land for sale and development. *This is for developments pursued in phases.*
- ☒ **Minor Residential Plat** – This is for the division of a single tract of land into four (4) or less residential tracts.
- ☐ **Minor Agricultural Plat** – This is for the division of an agricultural tract into two agricultural tracts. *Minor Agricultural Plats do NOT require a hearing of the Plan Commission.*
- ☐ **Plat Amendment** – This is to modify an existing, recorded plat.

1. Applicant(s)

Check One:	<input type="checkbox"/> Owner	<input type="checkbox"/> Agent	<input type="checkbox"/> Lessee	<input type="checkbox"/> Contract Purchaser	<input type="checkbox"/> Other: _____
Name: Kirby Holding Company, LLC (Robert Kirby- Member)					
Address: 4857 N County Road 100 E Danville, Indiana 46122					
Phone: (317) 892-3614		Fax:		Email: robert@kirbyheating.com	

2. Property Owner(s)

If Applicant is not the Owner, attach completed **Attachment A: Affidavit of Ownership**

<input type="checkbox"/> Check if owner and applicant are same party.		
Name: N/A		
Address:		
Phone:	Fax:	Email:

3. Applicant's Contact Person, Attorney, and/or Project Engineer/Surveyor (if any)

Any persons identified within this section are authorized to act on behalf of the petitioner.

Check One:	<input type="checkbox"/> Attorney	<input type="checkbox"/> Agent	<input type="checkbox"/> Engineer	<input type="checkbox"/> Surveyor	<input type="checkbox"/> Other: _____
Name: Kruse Consulting, Inc. Contact: Kevin Studley					
Address: 7384 Business Center Dr Avon, Indiana 46123					
Phone: 317-272-5508		Fax:		Email: kstudley@kruseconsulting.com	

Check One: <input type="checkbox"/> Attorney <input type="checkbox"/> Agent <input type="checkbox"/> Engineer <input type="checkbox"/> Surveyor <input type="checkbox"/> Other: _____			
Name: _____			
Address: _____			
Phone: _____	Fax: _____	Email: _____	

4. Site Information

If only part of a parcel is requested for the Zoning Amendment, then write "PART" after the Tax Parcel Identification Number(s).

Tax Parcel Identification Number(s):

32-02-31-360-008.000-019, 32-02-31-360-004.000-019, 32-02-31-360-001.000-019, 32-02-31-360-009.000-019,
32-02-31-360-007.000-019

Address: (Number and Street):

324, 326, & 328 N Maple Street & 53 Terrell St.

Address: (City, Zip Code, State):

Pittsboro, Indiana 46167

If no address, please provide a general street location from the closest street intersection:

5. Plat Information

Current Use <input type="checkbox"/> Residential <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Commercial Industrial	
Other: _____ Agriculture of Property:	
Zoning District: <u>GB & R4</u>	Comprehensive Plan Designation:
Name of Subdivision (major plat only):	
Annexation Proposed: <input type="checkbox"/> Yes <input type="checkbox"/> No	Project Area (acres): 5.10
Proposed number of lots: 3	Proposed number of entrances/exits: 3
Public Utility upgrades proposed: <input type="checkbox"/> Yes <input type="checkbox"/> No	Overlay District (if applicable): _____

Check One: <input type="checkbox"/> Attorney <input type="checkbox"/> Agent <input type="checkbox"/> Engineer <input type="checkbox"/> Surveyor <input type="checkbox"/> Other: _____		
Name: _____		
Address: _____		
Phone: _____	Fax: _____	Email: _____

4. Site Information

If only part of a parcel is requested for the Zoning Amendment, then write "PART" after the Tax Parcel Identification Number(s).

Tax Parcel Identification Number(s):	
<u>GB</u> 32-02-31-360-008.000-019, <u>GB/1</u> 32-02-31-360-004.000-019, <u>1</u> 32-02-31-360-001.000-019, <u>24</u> 32-02-31-360-009.000-019, <u>GB</u> 32-02-31-360-007.000-019 <u>24</u>	
Address: (Number and Street):	
324, 326, & 328 N Maple Street & <u>53 Terrell St.</u> <u>2</u> ✓ 326 Not assigned	
Address: (City, Zip Code, State):	
Pittsboro, Indiana 46167	
If no address, please provide a general street location from the closest street intersection:	

5. Plat Information

Current Use <input type="checkbox"/> Residential <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Commercial Industrial	
Other: _____	
Agriculture of Property: _____	
Zoning District: GB & R4	Comprehensive Plan Designation: _____
* <u>Name of Subdivision</u> (major plat only): _____	
Annexation Proposed: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Project Area (acres): 5.10
Proposed number of lots: 3	Proposed number of entrances/exits: 3
Public Utility upgrades proposed: <input type="checkbox"/> Yes <input type="checkbox"/> No	Overlay District (if applicable): _____

The undersigned states the above information is true and correct as (s)he is informed and believes.

Signature(s) of Applicant(s):

[Signature]

Date:

5-14-2025

Notary Statement

Sworn to and subscribed before me the

14th day of May, 2025

Notary Public in and for the State of Indiana.

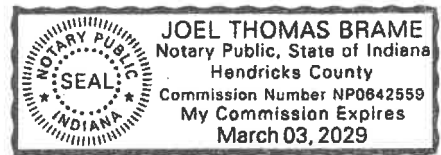
[Signature]

Notary Public / Printed

Joel Brame

Seal

My Commission expires: 3/3/2029



For Office Use Only

Date Filed:

Public Notice:

Newspaper Ad:

Date of PC Hearing:

Complete and Accepted on:

Decision of PC

☐ Unfavorable

☐ Favorable

☐ Favorable with Conditions

Conditions:

Attachment E: Notice of Public Hearing (Surrounding Property Owners)

Town of Pittsboro, Indiana

At least ten days prior to the public hearing, the petitioner shall cause written notice, to be mailed by certified mail, return receipt requested, and postage prepaid, or Certificate of Mailing, to the owners of all real property to a depth of two (2) ownerships or one-eight (1/8) of a mile, whichever is less, as determined by the transfer records of the Hendricks County Auditor's Office as of the date of filing the application.

This attachment is to be mailed through to each of the aforementioned property owners at least ten (10) days before the hearing date along with a general location map and an 11x17 site plan, where applicable.

Certified mail receipts or the Certificate of Mailing are due to the Town Administration Building at least seven (7) days before the hearing date. Failure to provide proof of notice will automatically table the hearing until the next meeting.

This is to inform you that the Town of Pittsboro Plan Commission will hold a Public Hearing on

JUNE 24TH, 20**25** at **6:00** p.m. in the Pittsboro Town Administration Building. Call
(Date)

(317) 892-3326 for the exact location should a conflict occur. The application, submitted by

KIRBY HOLDING COMPANY LLC requests **MINOR SUBDIVISION PLAT** of **5.10** acres
(Applicant) (Application Type) (Acreage)

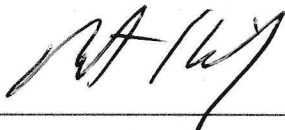
of property located at **324 N MAPLE STREET, PITTSBORO, INDIANA**
(Property address / location)

The request is for **3 LOT MINOR SUBDIVISION PLAT**
(Brief Application Description)

Information regarding this application can be viewed at the Pittsboro Town Administration Building on or before such hearing. Written suggestions or objections relevant to the application may be filed up to five days prior to the hearing at the Town Administration Building. Interested persons desiring to present their views verbally will be given the opportunity to be heard at the above mentioned time and place. The hearing may be continued as necessary.

The Town of Pittsboro will provide reasonable accommodations to people with disabilities. We invite any person with special needs to contact the Clerk-Treasurer's office at 317-892-3326 at least 72 hours before scheduled meetings to discuss any special accommodations that may be necessary.

Applicant Signature: _____



Attachment K: Waiver Request

Town of Pittsboro, Indiana

When a waiver of development standards is requested as part of a subdivision plat or any other petition, this form must be completed. This attachment applies to the Unified Development Ordinance.

Please state the existing development standard and its location in the ordinance. Please complete one copy of this attachment for EACH waiver requested.

Existing Zoning: GB & R4

Ordinance Location: 4.6 C & 4.9 C

Existing Standard:

R4- LOCAL RD 30' FRONT SETBACK

GB- LOCAL RD 40' FRONT SETBACK

New Standard:

20' PROPOSED FRONT SETBACK FOR BOTH
LOT 1 (GB) LOT 2(R4).

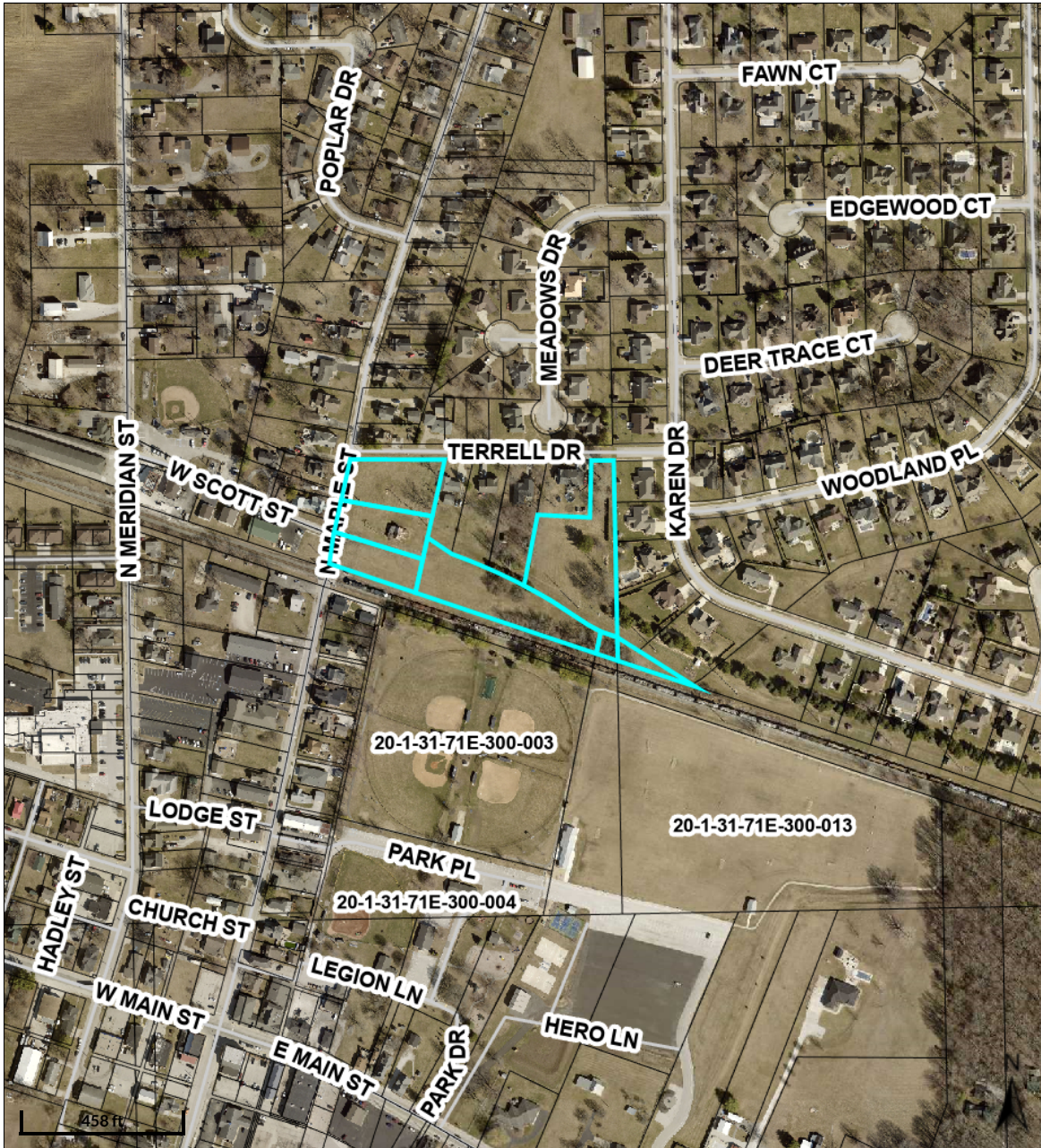
Reason for Waiver Request:

THIS IS AN INFILL PROJECT, PROPOSED
SETBACK ALIGNS WITH EXISTING HOMES/
BUSINESSES ALONG N. MAPLE ST.

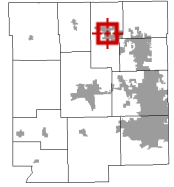


Beacon™

Hendricks County, IN



Overview



Legend

- Parcels
- Road Centerlines

Date created: 6/5/2025
Last Data Uploaded: 6/5/2025 8:55:03 AM

Developed by  SCHNEIDER
GEOSPATIAL



HENDRICKS COUNTY DRAINAGE BOARD

Bob Gentry, President

Phyllis A. Palmer, Vice President

Dennis W. Dawes, Member

Jack P. Maloney, Member

Michael A. Hession, Member

PRELIMINARY & FINAL APPROVAL

RE: S-05-25-MIP (Kirby MIP - **Kruse Consulting) – Preliminary & Final**

This project involves converting 5 Parcels into 3 on 5.10 acres in Middle Township, Section 31, Township 17 North, Range 1 East. It is located on the east side of North Maple Street at the eastern terminus of West Scott Street in the Town of Pittsboro. ***A \$250.00 per acre assessment will be applied to the Roseboom Regulated Drain (Outlet Only).***

The Hendricks County Drainage Board, in their meeting of May 13th, 2025, moved to grant ***PRELIMINARY & FINAL APPROVAL S-05-25-MIP (Kirby MIP - **Kruse Consulting**)*** as recommended by the Hendricks County Surveyor's Office letter dated May 12th, 2025, and subject to the conditions therein:

1. The parcel owner, project engineer, contractor, and subcontractors must comply with all conditions of the Surveyor's Office Recommendation letter and all requirements of the Hendricks County Stormwater Drainage, Erosion, Sediment Control Ordinance, and approved plans.
2. All fees must be paid before the approval letter can be released.
3. The applicant must receive Plan Commission or Town Planning approval.
4. Drainage Assessment Fees must be paid annually.
5. **As-builts must be submitted to the Surveyor's Office when the drainage infrastructure construction is complete.**

Dated this 13th day of May 2025.

HENDRICKS COUNTY DRAINAGE BOARD:

Handwritten signature of Bob Gentry in black ink.

Bob Gentry, President,

Handwritten signature of Brad Whicker in black ink.

Brad Whicker, Member

Handwritten signature of Michael A. Hession in blue ink.

Michael A. Hession, Member

Handwritten signature of Dennis W. Dawes in black ink.

Dennis W. Dawes, Vice President

Handwritten signature of Jack P. Maloney in black ink.

Jack P. Maloney, Member

ATTEST:

Handwritten signature of Gary W. Sowers II in black ink.

Gary W. Sowers II, Secretary



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