



JOHNSON COUNTY

Department of Planning and Zoning
86 West Court Street
Courthouse Annex
Franklin, Indiana 46131

Phone (317) 346-4350
Website: www.co.johnson.in.us

August 10, 2022

TO: JOHNSON COUNTY TECHNICAL REVIEW COMMITTEE MEMBERS

FROM: RICHARD R. HOOVER, P.E., PLANNING ENGINEER
DEPARTMENT OF PLANNING AND ZONING

RE: MEETING ANNOUNCEMENT - **TUESDAY, August 23, 2022**
~~9:00a.m. Conference Room A on the lower floor of the Courthouse Annex**~~

DR-34XX-22 Center Grove Wellness Center (Commercial): A vacation of Apple Acres Subdivision and Construction Plans with supporting documents for a 6,600 square-foot wellness center have been submitted for review. The proposed site for the Center Grove Wellness Center is located on the west side of Morgantown Road, approximately 830 feet south of Stones Crossing Road and 275 feet north of Chancery Boulevard, with a current street address of 2858 South Morgantown Road. The site is a part of the Northeast Quarter of the Northeast Quarter of Section 16, Township 13 North, Range 3 East, White River Township in Johnson County, Indiana. A part of the Apple Acres subdivision that will be vacated, the site is 2.91 acres in area and will access Morgantown Road. The existing site currently houses a single residence with a barn and accessory structures on the north lot with grass and trees to the south. The site drains to the southwest corner of the site. The proposed development will entail the construction of the wellness building and adjacent parking that will be drained via a storm sewer to a proposed wet detention facility at the southwest corner of the site.

DR-34XX-22 Center Grove Softball & Golf Training Facility (Commercial): Construction Plans and supporting documents have been submitted for a 10,000 square-foot Training Facility with adjacent sidewalks and existing parking. The proposed building was part of a plan approved in 2017/2018 under ILP-003-17 and ILP-005-18. The site is located on the east side of the High School Campus approximately 475 feet east of the south end of the existing football field. The site is a part of the East Half of the Northwest Quarter of Section 15, Township 13 North, Range 3 East, White River Township in Johnson County, Indiana. The proposed structure will drain north into the existing detention facility via existing storm sewer and overland flow.

DR-34XX-22 Echo Greenwood, LLC (Wakefield Commercial Subdivision): Civil Construction Documents have been submitted for a 49,900 square-foot retail building and an 11,200 square-foot retail building with adjacent parking interior drives, and three outlot parcels. Access for the development will be from two existing drives on Morgantown Road, two existing drives on West Smith Valley Road, and a new drive on Bancroft Lane. Drainage from the improvements will be collected into a storm sewer system that will convey runoff north into an existing wet detention facility on the south side of Bancroft Lane, west of the new entrance.

Links to the documents for each of the three projects will be included in the email forwarding this agenda.

Please provide any comments for each of these projects to this office no later than August 23, 2022.

* The next meeting of the Johnson County Technical Review Committee is preliminarily scheduled for Tuesday, **September 20, 2022** at **9:00 a.m.**

** For the time being, the Johnson County Technical Review Committee will not be meeting live and in-person. Rather, we will be observing the following practice:

1. The petitioner/developer will submit all required plans and pertinent documents electronically to staff by the scheduled deadline.
2. Staff will distribute those materials to all checkpoint agencies; the petitioner/developer will distribute them to all utilities and similar stakeholders.
3. Checkpoint agencies will provide staff with written comments and questions via email, which staff will relay to the petitioner/developer.
4. The petitioner/developer will provide answers to questions, and will revise plans according to staff & checkpoint agencies' feedback.
5. *The petitioner/developer will submit revised plans and report(s) addressing all drainage and SWPPP comments no later than 12:00 pm the Friday prior to the scheduled Johnson County Drainage Board meeting. Any projects not meeting this deadline will be automatically continued to the next regularly scheduled Drainage Board meeting.*