



**JOHNSON COUNTY**

Department of Planning & Zoning  
86 West Court Street  
Franklin, Indiana 46131

Phone: (317) 346-4350  
[www.co.johnson.in.us](http://www.co.johnson.in.us)

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**MEETING AGENDA**

**Johnson County Advisory Plan Commission**  
**June 24<sup>th</sup>, 2024 - 6:00 PM**  
**Public Auditorium, West Annex Building**  
**86 West Court Street, Franklin, Indiana**

CALL TO ORDER

ROLL CALL

APPROVAL of MINUTES

Approval of minutes from the May 20, 2024 Meeting.

Approval of minutes from the May 30, 2024 Special Meeting.

PUBLIC HEARINGS

-CONTINUED HEARINGS-

M-2 -24 & M-3-24. Haymaker North and South Minor Plats - 37.2 acre at 100 N and 450 W

Approval of Residential Subdivision Plats

-NEW HEARINGS -

OLD BUSINESS

None.

NEW BUSINESS

Discussion on the Unified Development Ordinance

REPORTS and RECOMMENDATIONS

None.

ADJOURNMENT

The next meeting of the Johnson County Advisory Plan Commission is scheduled for July 22, 2024 at 6:00 PM in the public auditorium of the Courthouse West Annex Building.

*In accordance with American Disabilities Act, any person attending the public meeting in need of reasonable accommodations in order to attend, hear, or present evidence at the public meeting on an agenda item should contact the Johnson County ADA coordinator, Barb Davis, at 86 W. Court St., Franklin, IN 46131, (317) 346-4329, [bdavis@co.johnson.in.us](mailto:bdavis@co.johnson.in.us).*

# STAFF REPORT

**CASE NUMBERS:** M-2-24 & M-3-24  
**ADDRESS:** 37.2 acres at the intersection of CR 100 N and CR 450 W  
 Section 10 Township 12 Range 3  
**PETITIONER:** Gregory Leugers

**REQUESTS**

Petition #	Request
M-2-24	Approval of a Residential Subdivision Plat, to be known as Haymaker North Minor Subdivision, dividing 28.222 acres into four lots.
M-3-24	Approval of a Residential Subdivision Plat, to be known as Haymaker South Minor Subdivision, dividing 8.761 acres into four lots.

**PROPERTY DESCRIPTION**

This 37.2-acre site in Union Township is zoned R-R, Rural Residential. The parcels are unimproved with tillable land. The properties to the north and east are large agriculturally used properties that are zoned A-1, Agricultural. The property is surrounded by agricultural fields and occasional single family dwellings.

**PROPOSED MINOR PLATS**

This request, if approved, would provide for the subdivision of the 2 subject site into four lots each for a total of 8 lots. All lots will utilize private septic systems. Lot sizes and road access options for each lot are listed in the table below.

Petition #	Plat Name	Lot Sizes		Road Frontage
M-2-24	Haymaker North Minor Subdivision	Lot 1	2 acres	450 W/ 100 N
		Lot 2	2 acres	100 N
		Lot 3	15.195 acres	450 W
		Lot 4	8.140 acres	450 W
M-3-24	Haymaker South Minor Subdivision	Lot 1	2.267 acres	100 N
		Lot 2	2 acres	
		Lot 3	2 acres	
		Lot 4	2 acres	

**GENERAL TERMS AND CONDITIONS**

### **Technical Review Committee**

The Technical Review Committee reviewed both plats on March 22, 2024, and its aggregate comments are included in the attached Technical Review Committee Letters. Approval from each Technical Review Committee member agency is required before the final plat may be approved for recording.

### **Johnson County Drainage Board**

The Johnson County Drainage Board reviewed and approved the drainage plan for both plats at its June 4th, 2023 meeting. The approval was subject to conditions. The conditions are found in the attachment to this staff report.

### **Johnson County Planning Engineer, Johnson County Surveyor, JCREMC, CenterPoint Energy**

Each of the above entities has reviewed this petition and has indicated no objections.

### **Johnson County Health Department**

The Health Department has reviewed this petition and has made comments that need to be addressed. At the time of completion of the staff report, feedback from Health Department have not be received. A follow up will be supplied at the Plan Commission meeting, staff will either recommend a continuance or recommend conditions based on the review of the Health Department.

### **Johnson County Highway Department, Bargersville Fire Department**

The entity above has reviewed this petition but has not provided follow-up approval or objections. A follow-up will be provided verbally at the Planning Commission Meeting

### **GENERAL INFORMATION**

Applicant: Gregory Leugers  
26 E Jefferson St  
Franklin, IN 46131

Owner: TIMBERCREEK INVESTMENTS LLC  
3701 W Smokey Row Rd  
Bargersville, IN 46106

Zoning: R-R (Rural Residential)

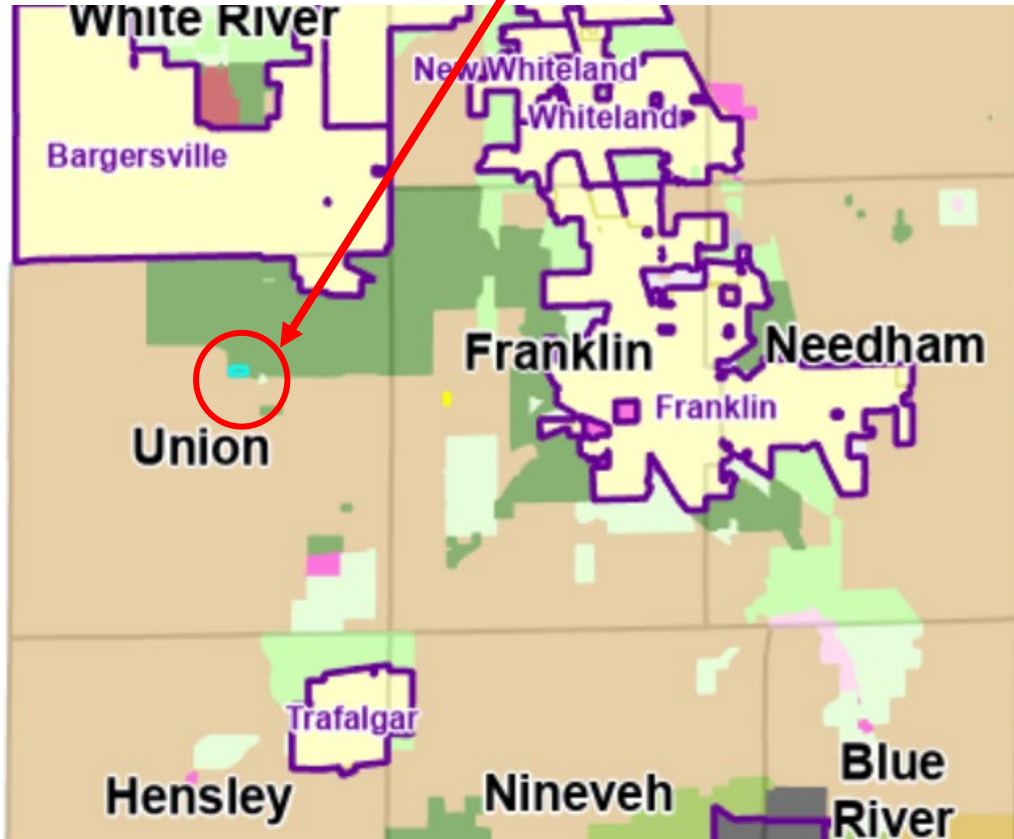
Land Use: Agricultural

Future Land Use: Agricultural/ Rural Residential

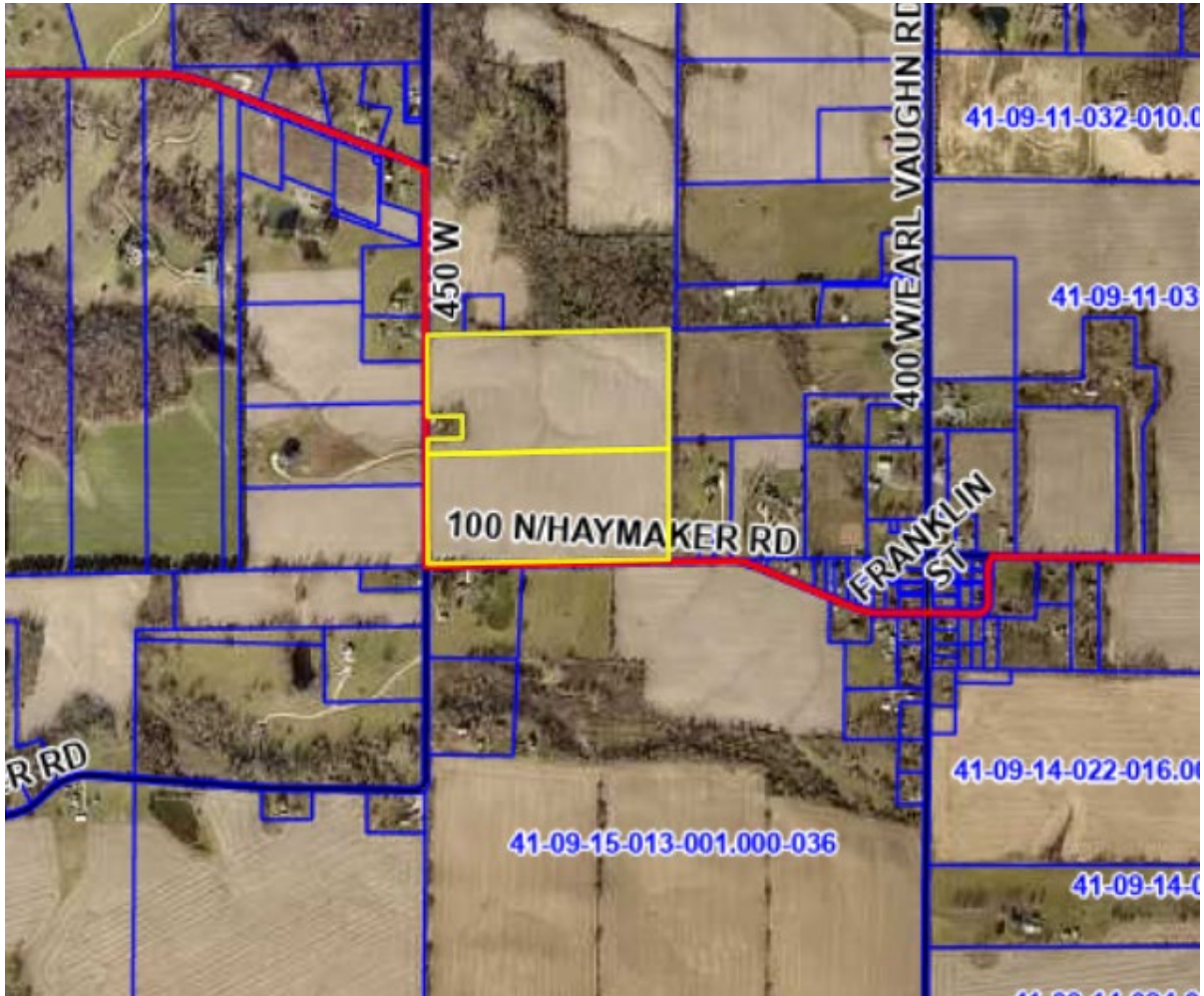
-MNH

**BASE MAP**

**SUBJECT SITE**



# AERIAL MAP



AERIAL MAP II







# JOHNSON COUNTY

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86 West Court Street  
Courthouse Annex  
Franklin, Indiana 46131

Phone: (317) 346-4350  
Website: [www.co.johnson.in.us](http://www.co.johnson.in.us)

March 22, 2024

Chandler Harden  
Banning Engineers  
853 Columbia Road, Suite 101  
Plainfield, Indiana 46168

RE: Haymaker South Minor Subdivision Preliminary/Final Review  
M-3-24  
DR-3561-24

## Haymaker South Minor Subdivision

### A. Planning and Zoning Comments

1. The overall boundaries for Haymaker North and South do not match any recorded deeds. Haymaker North will need to be recorded prior to South unless new deeds are recorded prior to recording plats.
2. Remove the building statement – it is not applicable
3. For Plan Commission Signatures Change chairman to Charles Canary and Secretary to Jonathan T. Myers
4. If the schedule is to seek approval from the Plan Commission on April 22, 2024:
  - a. Public Notice for Plan Commission needs to be completed by April 1, 2024. Staff will supply the public notice letter for the surrounding properties and a list of addresses.
  - b. Submit the Final Preliminary Plat for the PC agenda addressing the TRC and Drainage Board Comments by April 4, 2024.
  - c. Applicants are responsible for submitting the Final Preliminary Plat to all checkpoint agencies for approval/no objection no later than April 12, 2024.
5. The Drainage Study dated February 22, 2024 was reviewed, and the following links are provided for reference. Comments are provided below.

Ordinance: [https://co.johnson.in.us/egov/documents/1673017730\\_99541.pdf](https://co.johnson.in.us/egov/documents/1673017730_99541.pdf)

Manual: [https://co.johnson.in.us/egov/documents/1673017769\\_46204.pdf](https://co.johnson.in.us/egov/documents/1673017769_46204.pdf)

- a. Per The Johnson County Technical Standards Manual, Chapter 6, Sub-section D, Paragraph 9, "Emergency overflow facilities such as a weir or spillway shall be provided for the release of exceptional storm runoff or in emergency conditions should the normal discharge devices become totally or partially inoperative. The overflow facility shall be of such design that its operation is automatic and does not require manual attention. Emergency overflow facilities shall be designed to convey, without overtopping the detention facility banks, one and one-quarter



(1.25) times the peak inflow discharge resulting from the 100-year design storm event runoff from the entire contributing watershed draining to the detention/retention facility, assuming post-development condition on-site and existing condition off-site. The length of the weir is to be determined using the weir equation, with the overflow weir control elevation at the Pond's 100- year elevation (pond is assumed full to the overflow weir control elevation), discharge equal to 1.25 times the peak 100-year inflow, and the maximum head being the difference between the weir control elevation and the top of the bank.

The emergency overflow routing from the emergency overflow facility to an adequate receiving system must be positive (by gravity) and shown on the construction plans. It must be sized to accommodate the design flow of the pond's emergency overflow weir. A minimum of thirty (30) feet width along the centerline of this emergency overflow route or the flow width required to accommodate the emergency spillway design flow, whichever is greater, shall be designated as permanent drainage easement. This emergency overflow path/easement area shall be shown on the plans as hatched area or another distinctive symbol. No fences or landscaping can be constructed within the easement areas. The Lowest Adjacent Grade of all residential, commercial, or industrial buildings along this emergency overflow route shall be set a minimum of 2 feet above the flood route, calculated based on the pond's emergency overflow weir design discharge."

**Please provide calculations for an emergency spillway for each of the detention facilities and show the locations of the spillways on the Supporting Data Plan, noting the following:**

- 1) Emergency spillways may not directly discharge into any roadside ditch. The spillway must discharge to the side and have a swale that directs the flow to a roadside ditch.
  - 2) Emergency spillways may not be located directly above the discharge pipe of control structure for any detention facility.
  - 3) Emergency spillways must have a matting placed according to the attached detail.
- b. With the two proposed dry detention facilities being small, we would support a waiver of the underdrain requirement provided the soils are well-drained. Please provide a letter requesting a waiver of that standard which is listed in Chapter 6, Sub-section F, Paragraph 1, of the Technical Standards Manual.
- c. Prior to the sale of and lots, the detention and drainage design construction documents must be submitted and approved and the detention facility installed. Please add the following statements to the plat.
- 1) "An appearance before the Drainage Board may be required for the approval of the Residential Site/Drainage Construction Documents."
  - 2) "The maintenance of the storm drainage system for each lot in this subdivision shall include but not be limited to the maintenance of all detention areas, inlet structures, manholes, pipes, open ditches, swales and paved swales. The costs and expenses of such maintenance of the storm drainage system shall be the responsibility of the owners of each individual lot in this subdivision. Johnson County and the Johnson County Commissioners do not maintain the storm drainage system."
  - 3) Separate Maintenance Agreements shall be recorded for Lots 1 and 2, and Lots 3 and 4 prior to the issuance of any permits for construction.
- d. Provide easements on the plat for the detention facilities and the overflow/outlet

pipe route as required by Chapter 6, Section D. Double-check the easement width for the westernmost detention facility.

- B. Highway Department approval is required. Please contact that department directly for any comments.
- C. Johnson County Surveyor approval is required. Please see attached comments, the part for this project has been highlighted.
- D. Johnson County Drainage Board approval (preliminary/final) is required.
- E. Johnson County Health Department approval is required. See attached comments.
- F. Bargersville Fire Department approval is required.
- G. Provide a will-serve letter from Johnson County REMC.
- H. Provide a will-serve letter from CenterPoint Energy.
- I. Bargersville Utilities has provided a letter indicating the location of a water main in the vicinity of the project. Consideration should be given to the extension of a public main to the site; however, it is not required.

**Please communicate directly with those separate agencies providing comments and copy the Department of Planning and Zoning with any correspondence.**

If you have any questions, please contact us at your earliest convenience.

Warmest Regards,



Richard R. Hoover, P.E.  
Planning Engineer

cc File





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March 22, 2024

Chandler Harden  
Banning Engineers  
853 Columbia Road, Suite 101  
Plainfield, Indiana 46168

RE: Haymaker North Minor Subdivision Preliminary/Final Review  
M-2-24  
DR-3559-24

## Haymaker North Minor Subdivision

### A. Planning and Zoning Comments

1. The overall boundaries for Haymaker North and South do not match any recorded deeds. Haymaker North will need to be recorded prior to South unless new deeds are recorded prior to recording plats.
2. Remove the building statement – it is not applicable
3. For Plan Commission Signatures Change chairman to Charles Canary and Secretary to Jonathan T. Myers
4. If the schedule is to seek approval from the Plan Commission on April 22, 2024:
  - a. Public Notice for Plan Commission needs to be completed by April 1, 2024. Staff will supply the public notice letter for the surrounding properties and a list of addresses.
  - b. Submit the Final Preliminary Plat for the PC agenda addressing the TRC and Drainage Board Comments by April 4, 2024.
  - c. Applicants are responsible for submitting the Final Preliminary Plat to all checkpoint agencies for approval/no objection no later than April 12, 2024.
5. The Drainage Study dated February 22, 2024 was reviewed, and the following links are provided for reference. Comments are provided below.

Ordinance: [https://co.johnson.in.us/egov/documents/1673017730\\_99541.pdf](https://co.johnson.in.us/egov/documents/1673017730_99541.pdf)

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- a. Per The Johnson County Technical Standards Manual, Chapter 6, Sub-section D, Paragraph 9, "Emergency overflow facilities such as a weir or spillway shall be provided for the release of exceptional storm runoff or in emergency conditions should the normal discharge devices become totally or partially inoperative. The overflow facility shall be of such design that its operation is automatic and does not require manual attention. Emergency overflow facilities shall be designed to convey, without overtopping the detention facility banks, one and one-quarter

(1.25) times the peak inflow discharge resulting from the 100-year design storm event runoff from the entire contributing watershed draining to the detention/retention facility, assuming post-development condition on-site and existing condition off-site. The length of the weir is to be determined using the weir equation, with the overflow weir control elevation at the Pond's 100- year elevation (pond is assumed full to the overflow weir control elevation), discharge equal to 1.25 times the peak 100-year inflow, and the maximum head being the difference between the weir control elevation and the top of the bank.

The emergency overflow routing from the emergency overflow facility to an adequate receiving system must be positive (by gravity) and shown on the construction plans. It must be sized to accommodate the design flow of the pond's emergency overflow weir. A minimum of thirty (30) feet width along the centerline of this emergency overflow route or the flow width required to accommodate the emergency spillway design flow, whichever is greater, shall be designated as permanent drainage easement. This emergency overflow path/easement area shall be shown on the plans as hatched area or another distinctive symbol. No fences or landscaping can be constructed within the easement areas. The Lowest Adjacent Grade of all residential, commercial, or industrial buildings along this emergency overflow route shall be set a minimum of 2 feet above the flood route, calculated based on the pond's emergency overflow weir design discharge."

**Please provide calculations for an emergency spillway and show the locations of the spillways on the Supporting Data Plan, noting the following:**

- 1) Emergency spillways may not directly discharge into any roadside ditch. The spillway must discharge to the side and have a swale that directs the flow to a roadside ditch.
  - 2) Emergency spillways may not be located directly above the discharge pipe of control structure for any detention facility.
  - 3) Emergency spillways must have a matting placed according to the attached detail.
- b. With the two proposed dry detention facilities being small, we would support a waiver of the underdrain requirement provided the soils are well-drained. Please provide a letter requesting a waiver of that standard which is listed in Chapter 6, Sub-section F, Paragraph 1, of the Technical Standards Manual.
- c. We will support the concept of providing construction documents for the detention and drainage design with the submittal of the site and building plans during the permitting of the residence for Lots 1 and 2. Prior to the sale of Lots 3 and 4, the detention and drainage design construction documents must be submitted and approved and the detention facility installed. Please add the following statements to the plat.
- 1) "An appearance before the Drainage Board may be required for the approval of the Residential Site/Drainage Construction Documents."
  - 2) "The maintenance of the storm drainage system for each lot in this subdivision shall include but not be limited to the maintenance of all detention areas, inlet structures, manholes, pipes, open ditches, swales and paved swales. The costs and expenses of such maintenance of the storm drainage system shall be the responsibility of the owners of each individual lot in this subdivision. Johnson County and the Johnson County Commissioners do not maintain the storm drainage system."
  - 3) A Maintenance Agreement shall be recorded for Lots 3 and 4 prior to the issuance of any permits for construction.



- d. Provide easements on the plat for the detention facilities and the overflow/outlet pipe route as required by Chapter 6, Section D.
- B. Highway Department approval is required. Please contact that department directly for any comments.
- C. Johnson County Surveyor approval is required. Please see attached comments, the part for this project has been highlighted.
- D. Johnson County Drainage Board approval (preliminary/final) is required.
- E. Johnson County Health Department approval is required. See attached comments.
- F. Bargersville Fire Department approval is required.
- G. Provide a will-serve letter from Johnson County REMC.
- H. Provide a will-serve letter from CenterPoint Energy.
- I. Bargersville Utilities has provided a letter indicating the location of a water main in the vicinity of the project. Consideration should be given to the extension of a public main to the site; however, it is not required.

**Please communicate directly with those separate agencies providing comments and copy the Department of Planning and Zoning with any correspondence.**

If you have any questions, please contact us at your earliest convenience.

Warmest Regards,



Richard R. Hoover, P.E.  
Planning Engineer

cc File

**JOHNSON COUNTY DRAINAGE BOARD**

DRAINAGE APPROVAL NO. 6/3

Project HAYMAKER NORTH MINOR PLAT

Petitioner Banning Engineers

Address PRELIMINARY- FINAL  
DR-3559-24 1-12N-3E

Address 853 Columbia Rd Suite 101  
Plainfield IN 46168

Project Township

- White River
- Pleasant
- Clark

- Union
- Franklin
- Needham

- Hensley
- Nineveh
- Blue River

**CONDITIONS**

Approved with waiver request:

Waiver from Chapter 6 Section A Minimum 4" orifice on lots 1 and 2 detention facility is required  
 Smaller size 2 1/2" is needed to meet water release rates of Chapter 6 in Tech Standards Manual  
 Detention facilities must be installed prior to issuance of any building permits  
 A trash rack of each 2 1/2" orifice must be installed on outside face of control structure.  
 Plat to include Covenant restrictions issued by developer Owners / Purchasers agree to comply.

Conditions

Preliminary and Final Approvals Expire (2) Years from being Approved

PRELIMINARY APPROVAL

FINAL APPROVAL

DISAPPROVED

Andrew Cochran

Digitally signed by Andrew Cochran  
DN: cn=Andrew Cochran, o=Drainage Board,  
ou=Johnson County, email=acochrane@rqaw.com, c=US  
Date: 2021.02.12 11:09:27 -0500

Chairman

June 4, 2024

Andrew Cochran

Digitally signed by Andrew Cochran  
DN: cn=Andrew Cochran, o=Drainage Board, ou=Johnson  
County, email=acochrane@rqaw.com, c=US  
Date: 2021.02.12 11:10:42 -0500

Chairman

Date

June 4, 2024

Chairman

Date

**REASONS**

**JOHNSON COUNTY DRAINAGE BOARD**

DRAINAGE APPROVAL NO. 6/4

Project HAYMAKER SOUTH MINOR PLAT

Petitioner Banning Engineers

Address PRELIMINARY- FINAL  
DR-3561-24 10-12N-3E

Address 853 Columbia Rd Suite 101  
Plainfield IN 46168

Project Township

- White River
- Pleasant
- Clark

- Union
- Franklin
- Needham

- Hensley
- Nineveh
- Blue River

**CONDITIONS**

Approved with waiver request:

Waiver from Chapter 6 Section A Minimum 4" orifice on lots 1 and 2 detention facility is required A smaller 3" size is needed for Lots 1&2 Dry Detention Facility A smaller 2 1/2" size is needed for Lots 3 & 4 Dry Detention Facility to meet water release rates of Chapter 6 of Tech Manual

Conditions

Detention facilities must be installed prior to issuance of any building permits  
A trash rack of each 2 1/2" orifice must be installed on outside face of control structure.  
Plat to include Covenant restrictions issued by developer. Owners /Purchasers agree to comply.

Preliminary and Final Approvals Expire (2) Years from being Approved

PRELIMINARY APPROVAL

FINAL APPROVAL

DISAPPROVED

Andrew Cochran  
Digitally signed by Andrew Cochran  
DN: cn=Andrew Cochran, o=Drainage Board,  
ou=Johnson County, email=acochrane@rqaw.com, c=US  
Date: 2021.02.12 11:09:27 -05'00'

Chairman  
Andrew Cochran  
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County, email=acochrane@rqaw.com, c=US  
Date: 2021.02.12 11:10:42 -05'00'

Chairman

Chairman

June 4, 2024

Date

June 4, 2024

Date

Date

**REASONS**













