

Johnson County Plan Commission February 26, 2024 Meeting Minutes

The Johnson County Advisory Plan Commission met on Monday, February 26, 2024 in the Johnson County Courthouse Annex Auditorium. The meeting was called to order at 6:00 PM by Attorney Stephen Watson.

I. ROLL CALL:

Nathan Bush, Charlie Canary, Gregg Cantwell, Douglas Gray, Steve Hickman, Jonathan Myers, Robert Page, Ron West, Attorney Stephen Watson (Legal Counsel - not voting), Michele Hansard (Director – not voting) and Angela Olson (Recording Secretary – not voting).

Absent: Stoney Vann and Ron Deer (Alternate)

II. ELECTION OF OFFICERS FOR 2024:

Motion: To appoint Charlie Canary as Chairman for 2024. **Moved** by Ron West. **Seconded** by Jonathan Myers. **Yes:** Bush, Canary, Cantwell, Gray, Hickman, Myers, Page and West. **No:** None. **Motion approved 8-0.**

Motion: To appoint Ron West as Vice-Chairman for 2024. **Moved** by Jonathan Myers. **Seconded** by Steve Hickman. **Yes:** Bush, Canary, Cantwell, Gray, Hickman, Myers, Page and West. **No:** None. **Motion approved 8-0.**

Motion: To appoint Jonathan Myers as Secretary for 2024. **Moved** by Ron West. **Seconded** by Nathan Bush. **Yes:** Bush, Canary, Cantwell, Gray, Hickman, Myers, Page and West. **No:** None. **Motion approved 8-0.**

Motion: To renew Angela Olson as Recording Secretary for 2024. **Moved** by Ron West. **Seconded** by Charlie Canary. **Yes:** Bush, Canary, Cantwell, Gray, Hickman, Myers, Page and West. **No:** None. **Motion approved 8-0.**

Motion: To renew Charlie Canary as Board of Zoning Appeals Representative for 2024. **Moved** by Ron West. **Seconded** by Nathan Bush. **Yes:** Bush, Canary, Cantwell, Gray, Hickman, Myers, Page and West. **No:** None. **Motion approved 8-0.**

Motion: To appoint Greg Cantwell as Hearing Officer for 2024. **Moved** by Jonathan Myers. **Seconded** by Ron West. **Yes:** Bush, Canary, Cantwell, Gray, Hickman, Myers, Page and West. **No:** None. **Motion approved 8-0.**

Motion: To appoint Steve Hickman as Technical Review Committee Representative for 2024. **Moved** by Ron West. **Seconded** by Nathan Bush. **Yes:** Bush, Canary, Cantwell, Gray, Hickman, Myers, Page and West. **No:** None. **Motion approved 8-0.**

III. APPROVAL OF MEETING MINUTES:

Chairman Charlie Canary called for a motion to approve the December 18, 2023 Plan Commission meeting minutes.

Motion: Approval of December 18, 2023 Plan Commission meeting minutes. **Moved** by Nathan Bush. **Seconded** by Steve Hickman. **Yes:** Bush, Canary, Cantwell, Gray, Hickman, Myers, Page and West. **No:** None. **Motion approved 8-0.**

IV. PUBLIC HEARINGS:

M-12-23; Merrill Smith – Minor Residential Subdivision Request. 808 S. Nineveh Rd.

Staff presented findings and facts to the board and recommended approval of this request.

CAD Technician Leigh Anne Ferrell with Stoepelwerth and Associates, Inc. (7965 E. 106th St., Fishers 46038) was present on behalf of the Petitioner to speak and/or address concerns.

Board members asked questions and expressed concerns, which were addressed by Petitioner and staff, as follows:

- Q. Board member Ron West referred to the Department of Planning & Zoning correspondence, specifically line number six (6) and asked for confirmation that detention is required for this development? Further, inquired as to whether or not they needed to indicate where the detention would be located?
A. Yes, detention is required. Yes, they have indicated where the detention will be located on the proposed plat.
- Q. Board member Ron West inquired as to whether or not they were intentionally cutting the drive on the smaller parcel?
A. Yes.
- Q. Board member Nathan Bush inquired as to whether or not under the terms and conditions if the Blue Heron was a typing error?
A. Yes, the error will be corrected.
- Q. Board member Jonathan Myers asked staff if they were aware of all of the future conditions that Ms. Ferrell brought up during her presentation? Further, will those two (2) acres meet the criteria for what they are purposing to do?
A. Yes, staff was aware. Yes, their purposed plans meet the criteria.

Motion: To approve M-12-23 to allow a residential subdivision plat to be known as Smith Acres Minor Plat dividing 13.2 acres into 2 lots, with staff conditions and staff's Findings of Facts. **Moved** by Ron West. **Seconded** by Gregg Cantwell. **Yes:** Bush, Canary, Cantwell, Gray, Hickman, Myers, Page and West. **No:** None. **Motion approved 8-0.**

V. NEW BUSINESS:

Chairman Charlie Canary advised the board members that Williams, Barrett and Wilkowski had presented their proposed legal counsel contract for the same amount for meeting attendance and per hour billable in units of one quarter for research and work done on behalf of the board for 2024 and called for a motion.


Motion: Approval of proposed legal counsel contract for 2024. **Moved** by Ron West. **Seconded** by Gregg Cantwell. **Yes:** Bush, Canary, Cantwell, Gray, Hickman, Myers, Page and West. **No:** None. **Motion approved 8-0.**

VI. ADJOURNMENT:

Chairman Charlie Canary called for a motion to adjourn the meeting at 6:22 PM.

Motion: Adjourn the meeting. **Moved** by Jonathan Myers. **Seconded** by Ron West. **Yes:** Bush, Canary, Cantwell, Gray, Hickman, Myers, Page and West. **No:** None. **Motion approved 8-0.**

Approved on: April 22, 2024

By: 
Charlie Canary, Chairman

Attested By: 
Jonathan Myers, Secretary