

Johnson County Plan Commission April 22, 2024 Meeting Minutes

The Johnson County Advisory Plan Commission met on Monday, April 22, 2024 in the Johnson County Courthouse Annex Auditorium. The meeting was called to order at 6:00 PM by Chairman Charlie Canary.

I. ROLL CALL:

Shalee Bradley, Charlie Canary, Douglas Gray, Jonathan Myers, Robert Page, Stoney Vann, Attorney Stephen Watson (Legal Counsel - not voting), Michele Hansard (Director – not voting) and Angela Olson (Recording Secretary – not voting).

Absent: Gregg Cantwell, Steve Hickman, Ron West and Ron Deer (Alternate)

II. APPROVAL OF MEETING MINUTES:

Chairman Charlie Canary called for a motion to approve the February 26, 2024 Plan Commission meeting minutes.

Motion: Approval of February 26, 2024 Plan Commission meeting minutes. **Moved** by Jonathan Myers. **Seconded** by Robert Page. **Yes:** Bradley, Canary, Gray, Myers, Page and Vann. **No:** None. **Motion approved 6-0.**

III. PUBLIC HEARINGS:

M-1-24; Hank Horner – Minor Residential Subdivision Request. 660 E. St. Rd. 144

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

Petitioner Hank Horner (660 E. St. Rd. 144, Franklin 46131) was present to speak and address questions and/or concerns.

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

- Q. Board member Charlie Canary inquired as to whether or not the back property was under crops?
 - A. The back property was corn this last year but nothing will be planted this year in anticipation of the construction.

Motion: To approve M-1-24 to allow a residential subdivision plat to be known as Horner Minor Plat dividing 19.7 acres into 2 lots and staff's Findings of Facts. **Moved** by Jonathan Myers. **Seconded** by Douglas Gray. **Yes:** Bradley, Canary, Gray, Myers, Page and Vann. **No:** None. **Motion approved 6-0.**

W-1-24; Jessica Gregory – Waiver Request. 2857 Mullinix Rd.

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

Petitioner Jessica Gregory (2537 Cedarmill Dr., Franklin 46131) was present to speak and address questions and/or concerns.

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

- Q. Board member Charlie Canary referred to the overhead visual drawing on Lot 3 and inquired as to what the object was in the corner?
A. Purposed new home locations and soil borings.
- Q. Board member Robert Page asked if the purposed residence would be serviced by septic and where it would be located?
A. Yes, Petitioner illustrated where it would be on the overhead visual near her parents septic.
- Q. Board member Robert Page asked if the septic was crossing the purposed parcel boundary?
A. Yes.
- Q. Board member Charlie Canary inquired if there would be two (2) septic systems on one (1) parcel?
A. Yes.

Remonstrator Shawn Ryan (5859 W. Stones Crossing Rd., Greenwood 46143) was present to express his concerns regarding the location of the potential structure, septic issues, drainage issues and property values. Further, Mr. Ryan advised the board that he was the previous owner of this property.

Remonstrator James Hoffman (5937 W. Stones Crossing Rd., Greenwood 46143) was present to express his concerns regarding drainage.

Motion: To deny W-1-24 to provide for a potential three (3) lot Minor Subdivision with one (1) of the lots having a depth-to-width ratio of 5.17:1 and staff's Findings of Facts. **Moved** by Robert Page. **Seconded** by Jonathan Myers. **Yes:** Bradley, Canary, Gray, Myers, Page and Vann. **No:** None. **Motion approved 6-0.**

W-2-24; Schuyler Brown – Waiver Request. 6786 W. 700 S.

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

Petitioner Schyuler Brown (6786 W. 700 S., Morgantown 46160) was present to speak and address questions and/or concerns.

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

- Q. Board member Charlie Canary asked if the parcel was still agriculturally zoned?
A. Yes.
- Q. Board member Charlie Canary asked if the access entrance to the property was off of 700 S.?
A. Yes.

Motion: To approve W-2-24 to allow for a parcel of land created via Exempt Subdivision to reduce the size from twenty (20) acres to 7.56 acres, with condition that the resulting lot must remain agricultural and cannot be built upon, this embodied commitment must be recorded on the deed and Petitioner's Findings of Facts. **Moved** by Stoney Vann. **Seconded** by Jonathan Myers. **Yes:** Bradley, Canary, Gray, Myers, Page and Vann. **No:** None. **Motion approved 6-0.**

IV. REPORTS and RECOMMENDATIONS:

Staff provided the board members with an update on the Unified Development Ordinance.

There will be an additional Plan Commission meeting on May 30, 2024 at 6:00 p.m. regarding this ordinance.

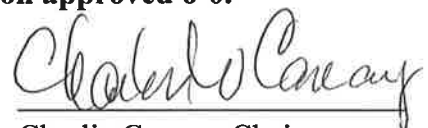
V. ADJOURNMENT:

Chairman Charlie Canary called for a motion to adjourn the meeting at 7:34 PM.


Motion: Adjourn the meeting. **Moved** by Jonathan Myers. **Seconded** by Stoney Vann. **Yes:** Bradley, Canary, Gray, Myers, Page and Vann. **No:** None. **Motion approved 6-0.**

Approved on: May 20, 2024

By:


Charlie Canary, Chairman

Attested By:


Jonathan Myers, Secretary