



JOHNSON COUNTY

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

Phone: (317) 346-4350

www.co.johnson.in.us

MEETING AGENDA

Johnson County Advisory Plan Commission
June 23rd, 2025 - 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 19th, 2025 meeting.

PUBLIC HEARINGS

-CONTINUED HEARINGS-

-NEW HEARINGS -

P-1-25 RSBR E 300 S Road Commercial Subdivision

Approval of RSBR E 300 S Road Preliminary Plat to create a 2-lot major commercial subdivision.

OLD BUSINESS

None

NEW BUSINESS

Camp Atterbury Job Corp excess 90 acres

REPORTS and RECOMMENDATIONS

ADJOURNMENT

The next meeting of the Johnson County Advisory Plan Commission is scheduled for July 28th, 2025 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.

Staff Report

CASE NUMBER: P-1-25, RSBR E 300 S Road Commercial Subdivision
ADDRESS: 3079 S US 31, Franklin
PETITIONER: S&R Property LLP by Overland Engineering LLC

STAFF RECOMMENDATION

Staff recommends approval of this Major Plat subject to satisfaction of all amendments requested by the Technical Review Committee, Drainage Board, and checkpoint agencies. Further detail will be provided verbally at the hearing.

PROPERTY DESCRIPTION

This 5.23-acre site is on Old State Road 31 and E 300 S. It just north of the intersection of E 300 S and S US 31. The site is surrounded by residential uses. This property once housed an agricultural sell barn; It is currently being used as storage for S&R Property LLC

PROPOSED PLAT

This request, if approved, would provide for the subdivision of the subject site into two lots. The petitioner intends to create a 2-acre lot for immediate commercial development. The remaining 2.72-acres will contain the existing structures and use.

The north lot will gain vehicular access from E 300 S and the existing development will utilize the existing drive from Old US 31.

GENERAL TERMS AND CONDITIONS

Technical Review Committee

The Technical Review Committee reviewed RSBR E 300 S Plat on April 15, 2025 and its aggregate comments are included in the attached Technical Review Committee Letter. Approval from each Technical Review Committee member agency is required before the final plat may be approved.

Johnson County Drainage Board

The Johnson County Drainage Board reviewed and approved the drainage plan for the Linville Commercial Minor Plat at its May 6th 2025 meeting.

Johnson County Planning Engineer

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

Johnson County Highway Department, Johnson County Health Department, Amity Community Volunteer Fire Department, CenterPoint Energy, and JCRM

Each of the above entities has reviewed this petition but have not provided follow up approval or objections. A follow up will be provided verbally at the Planning Commission Meeting.

GENERAL INFORMATION

Applicant: Overland Engineering LLC

Owner: S & R PROPERTY LLP
5144 Madison Ave Ste 11
Indianapolis, IN 46227

Area: 5.23 acres

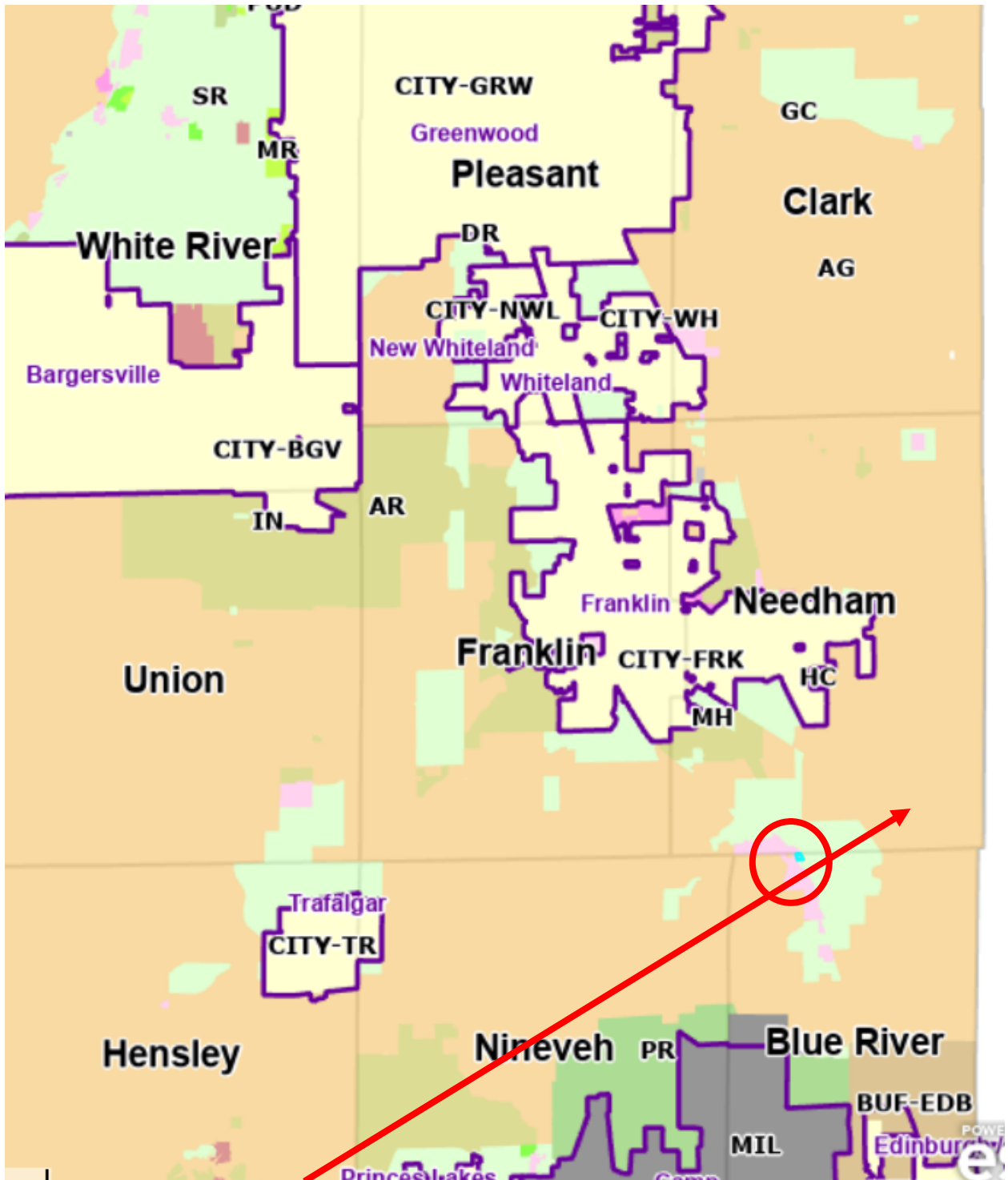
Current Zoning: GC (General Commercial)

Existing Land Use: Warehouse/Storage

Comprehensive Plan: Rural Residential

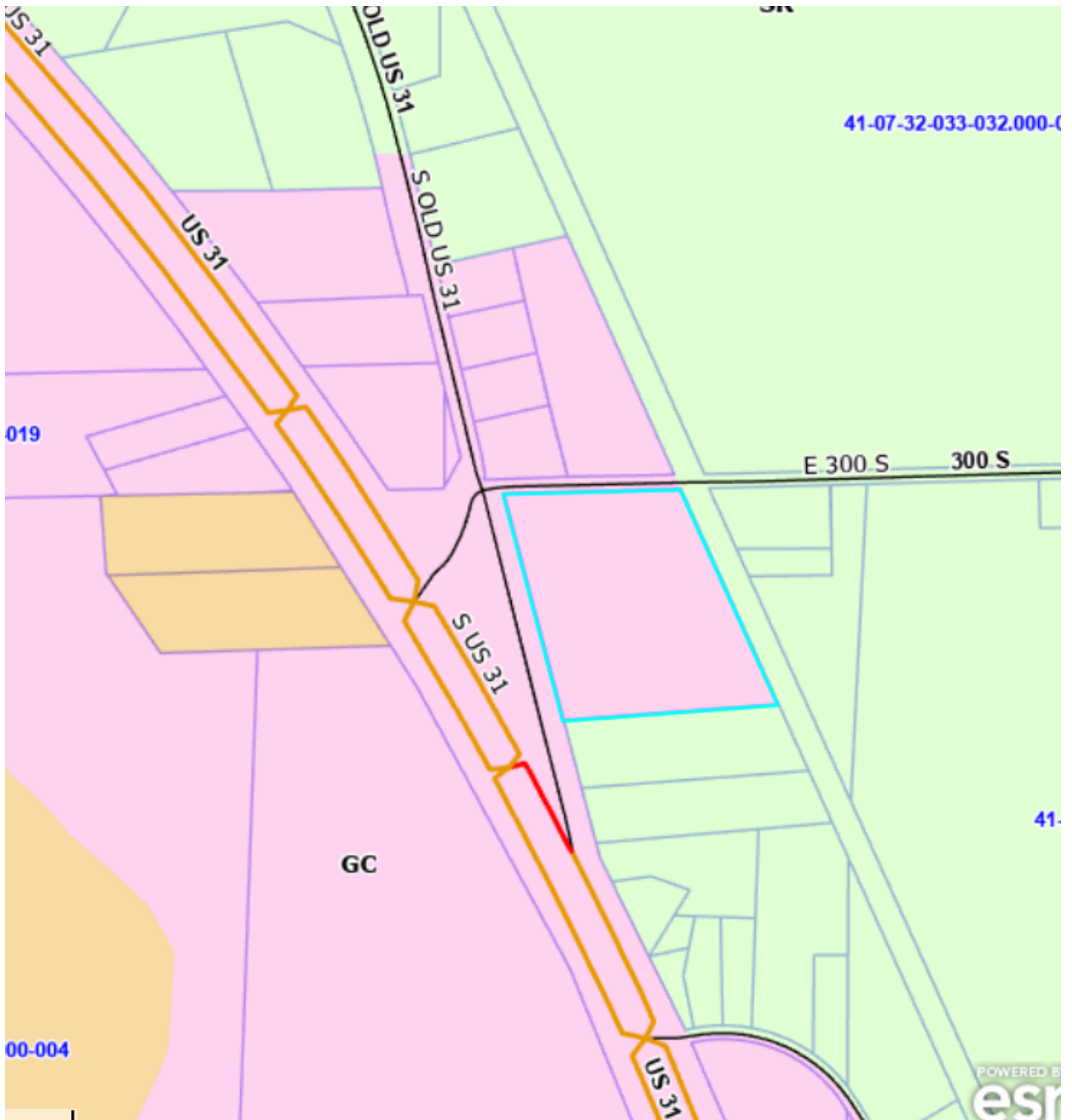
-MNH

P-1-25 Base Map



subject site

P-1-25 Base Map II – 5 acre parent tract



P-1-25 Aerial Map

<https://maps.app.goo.gl/ejf5qBEwvda694Kq8> - Google Street View





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

April 22, 2025

Rodney Parrot, P.E.
Overland Engineering, LLC
1598 Imperial Center, Suite 2009
West Plains, MO 65775

RE: RSBR E. 300 S. Primary Minor Commercial Subdivision
DR-25-000-3596 (Dollar General)

Dear Rodney:

On April 15, 2025, the Johnson County Technical Review Committee electronically provided review comments for the Primary Minor Commercial Subdivision. Comments included:

1. Planning and Zoning has the following comments.

- a. Primary Plat text changes.
 - i. Please add "Commercial Subdivision" in title block of plat.
 - ii. Final plat will need all county certificates.
 - iii. Final plat will need a property owner certificate.
 - iv. Change zoning district description to actual zoning district classification, GC, General Commercial District.
 - v. Add distance to the new proposed property line from the northeast corner of the existing building.
- b. Supporting Data Sheet.
 - i. The Existing Septic and Well for the existing building need to be located on the support data sheet. Additional comments may result from the location.
 - ii. Existing parking needs to be label on lot 2 that includes number of parking spaces. The existing use of the building also needs to be supplied to ensure that the proposed lot will have the required parking spaces per ordinance.
 - iii. Lot coverage needs to be calculated for lot 2.
 - iv. Show on supporting data where 15% of overall subdivision will satisfy the 15% of greenspace requirement.
 - v. Please review Site Conditions requirements in Chapter 7, Section F, 1, e.
- c. Drainage.
 - i. The release rates are acceptable; however, an underdrain is required for dry detention facilities which will likely affect the current proposed grades.
 - ii. Provide drainage easements on the Primary Plat for the detention facility, storm sewer system, and overflow per the Technical Standards, Chapters 4 and 6. Chapter 4, A, 6 provides easement widths for storm sewer pipes. Table 4-5 from Chapter 4 provides easement width for overflow paths (e.g., overflow from the emergency spillway). Chapter 6, D, 13 provides the easement requirements for detention facilities.

2. Johnson County Surveyor approval is required. Please see attached comments.

3. Johnson County Drainage Board approval is required. This project is scheduled to appear before the Drainage Board on May 6, 2025 at 6 pm in the West Annex Auditorium.
4. Indiana Department of Health and Johnson County Health Department approvals are required. Please see attached comments.
5. Johnson County Highway Department approval is required. Please see attached comments.
6. Amity Community Volunteer Fire Department approval is required. Please contact them at the following:
 - a. Contact Information.

Street Address:	Postal Address:	Email: jackiebroacman@hotmail.com
274 S. 550 E.	PO Box 453	
Franklin, IN 46131	Franklin, IN 46131	Phone: 317-738-3452
7. Will-Serve letters (or emails) are required from the following.
 - a. CenterPoint Energy
640 Industrial Drive
Franklin, IN 46131
1-800-227-1376
 - b. Johnson County REMC
750 International Drive
Franklin, IN 46131
317-736-6174
8. Please resubmit plat and supporting documents by May 1, 2025 at 12:00 pm. An electronic submittal is acceptable.
 - a. Provide a written letter documenting how each comment was addressed.
 - b. Provide copies of all correspondence with TRC Members, including approvals.

Please call me at 317-346-4350 if you have any questions.

Very truly yours,



Richard R. Hoover, P.E.
Planning Engineer

cc: Project File/Office File

Hoover Richard - Planning & Zoning

From: Senisse Elizabeth - Health Dept
Sent: Tuesday, April 08, 2025 3:02 PM
To: Trevor Shepard; Hoover Richard - Planning & Zoning
Cc: Hansard Michele - Planning & Zoning; Hayes, Julia (IDOH); Cushman, Ryan E; Miller Andrew - Health Dept; Swearingen Elizabeth - Health Dept
Subject: Dollar General

Follow Up Flag: Follow up
Flag Status: Flagged

Dollar General IDOH Project #4124177
Johnson County Plan Commission # DR-25-000-3596
Spartan IDOH Project #4122278

Mr. Shepard, Mr. Hoover,
Comments for Project # DR-25-000-3596

- The Soil Boring Locations shall be shown on the proposal.
- The proposed Perimeter drain & outlet shall be shown on the proposal. I realize that you are not installing the septic system, however I do need enough detail in the proposal to feel comfortable that there is ample space.
- IDOH shall review the holding tank for Spartan. A change of use may be required.
- Floor plans shall be submitted to our office as well as the State Fire Marshalls office for review.
- Spartan's septic / Holding tanks will be required to be at least 5' off the property line.
- Will this be on city water? I know Spartan has a well on the property.
- This site is already compacted& filled and requires remediation and afterwards another soil evaluation. How will the compaction and the fill be handled?

Spartan removed a previous mound system & installed a sand-lined system in October 2023.

Spartan sold or is selling half of its lot to the Dollar General.

Dollar General has proposed to destroy the Spartan System, which will require Spartan to go on Holding Tanks.

Thank You,
Elizabeth Senisse, EHS
95 S Drake Rd.
Franklin, IN 46131
317-346-4373



Johnson County Highway Department

1051 Hospital Road
Franklin, IN 46131

(317) 346-4630 Office
(317) 738-5378 Fax

www.jchighway.com
highway@co.johnson.in.us

Lucas M. Mastin
Highway Supervisor

Daniel E. Johnston, P.E.
Highway Engineer

Date: April 14, 2024

To: Richard R. Hoover, P.E, Planning Engineer Department of Planning and Zoning

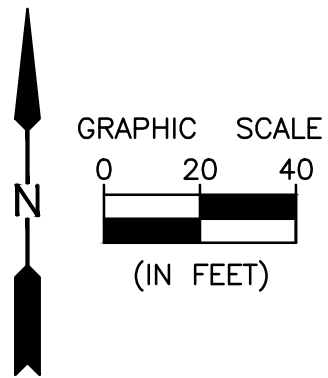
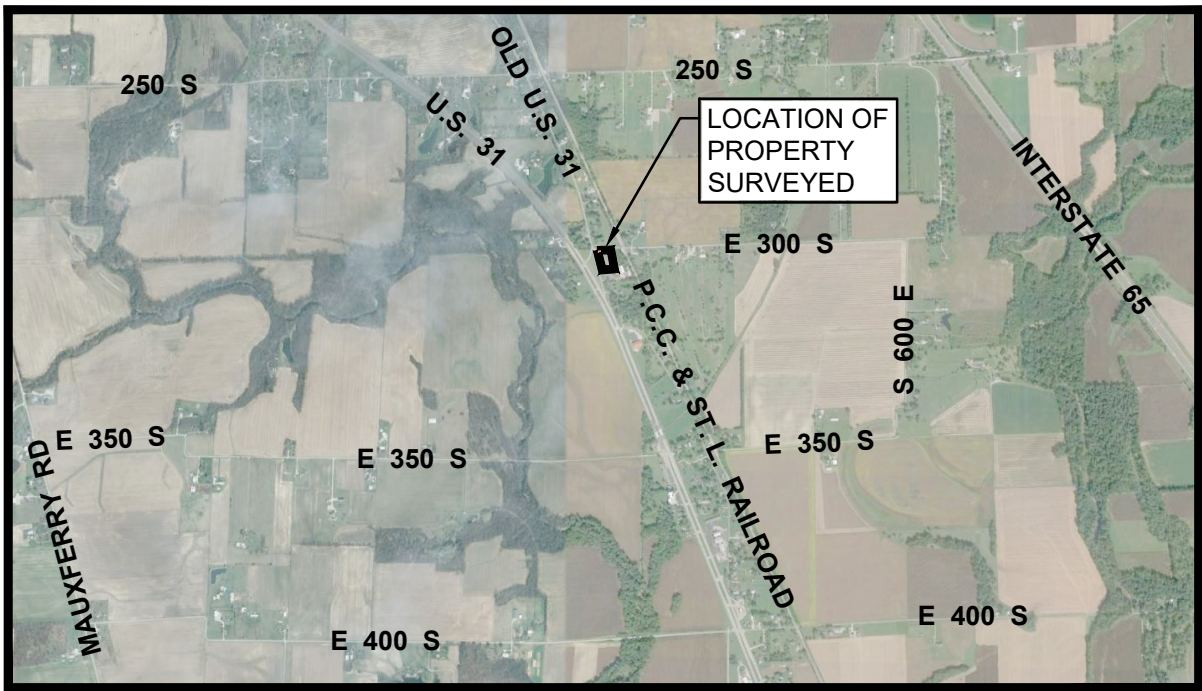
From: Joe R Henderson, Permit Technician

Daniel E. Johnston, P.E Highway Engineer

Subject: Dollar General 300S east of Old US 31

1. County Road 300S has a Local functional classification and the 33 foot dedicated right-of-way is acceptable.
2. As standard comment, if present old fencing, post, tree, rocks/boulders, shrubs and other obstructions/ hazards shall be removed from the right-of-way.
3. Each Lot will need a driveway permit from the Johnson County Highway Department.
4. Septic fields are to be kept outside of the right-of-way.
5. No perimeter drains to outlet into roadside ditches or right-of-way.
6. Does Lot 2 need an access easement across Lot 1 to access 300S?
7. Extend the pavement improvements on CR300S eastward across the property frontage.
 - a. Add an eastbound accel taper (100ft) at the driveway, so the transition back to existing roadway width is not abrupt.

RSBR E. 300 S. ROAD
PRIMARY PLAT COMMERCIAL SUBDIVISION
FOR
PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 5,
TOWNSHIP 11 NORTH, RANGE 5 EAST OF THE SECOND PRINCIPAL MERIDIAN
BLUE RIVER TOWNSHIP
JOHNSON COUNTY, INDIANA
APRIL, 2025



VICINITY MAP

OWNER:
TERRY D. MOORE
PIN: 41-12-05-022-002.000-004
ZONED RESIDENTIAL

OWNER:
TERRY D. MOORE
PIN: 41-12-05-022-002.000-004
ZONED RESIDENTIAL

TOTAL AREA = 5.024± ACRES
R.O.W. AREA = 0.295± ACRE
NET AREA = 4.729 ACRES

NOTES

- NO PART OF THE PROPERTY SHOWN ON THIS PLAT OF SURVEY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY FEDERAL EMERGENCY MANAGEMENT AREA (FEMA) PANEL NO. 18081C0245D DATED 8-2-2007. ZONE X - AREA OF MINIMAL FLOOD HAZARD.
- ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATION RELATIVE TO NAVD DATUM. CONTOUR INTERVAL IS 1 FOOT CONTOURS.
- NO CONSTRUCTION, OR IMPROVEMENT SHALL IMPAIR OR NEGATIVELY IMPACT ANY PRIVATE DRAIN TILE (IC 36-9-27-2) KNOWN OR UNKNOWN. NO CONSTRUCTION, OR IMPROVEMENTS SHALL IMPAIR, IMPEDE, OR NEGATIVELY IMPACT, A NATURAL SURFACE WATERCOURSE (IC 36-9-27-4-3). WHEN ENCOUNTERED SAID TILE OR WATERCOURSE WILL BE DESIGNED, AND RE-ROUTED SO NOT TO IMPEDE, IMPAIR OR NEGATIVELY IMPACT SURFACE OR SUBSURFACE WATER FLOW.

LEGEND

- BOUNDARY OF SURVEY
- U.S. GOVERNMENT SUBDIVISION LINE
- RIGHT OF WAY
- LOT LINE
- BUILDING SETBACK LINE
- PROPOSED EASEMENT
- CENTERLINE OF ROADWAY/DITCH
- CULVERT PIPE
- TOP/TOE OF SLOPE
- OVERHEAD ELECTRIC
- OVERHEAD COMMUNICATIONS
- TELEPHONE LINE
- GAS LINE
- FENCE LINE
- RAILROAD TRACKS
- BUILDING LINE
- RECOVERED STONE MONUMENT
- RECOVERED 3/4" IRON ROD (PINCHED)
- SET MAG SPIKE
- SET 5/8" IRON ROD (CAPPED)
- SEPTIC LID
- CLEANOUT
- UTILITY POLE
- GUY WIRE
- SIGN
- GAS METER
- TELEPHONE PEDESTAL
- AGGREGATE SURFACE
- BITUMINOUS SURFACE
- INVERT
- R.O.W. RIGHT OF WAY
- P.O.B. POINT OF BEGINNING

SUBDIVIDER THE OVERLAND GROUP
1598 IMPERIAL CENTER, STE. 2001
P.O. BOX 885
WEST PLAINS, MO 65775

CURRENT OWNER: S & R PROPERTY LLP
5144 MADISON AVE STE 11
INDIANAPOLIS, IN 46227

THE PROPERTY IS ZONED GC - GENERAL COMMERCIAL DISTRICT

CHAMLIN & ASSOCIATES 218 W. LAFAYETTE ST. OTTAWA, ILLINOIS 61350 815-434-7225

DRAWN BY: KED/MWS	REVISIONS			
	LEVEL	BY	DATE	DESCRIPTION
CHECKED BY: RFS				
DATE: 11/2024				

PRIMARY PLAT
COMMERCIAL
SUBDIVISION

CURRENT AS OF: 05/01/2025	
SCALE: AS NOTED	SHEET 1
FILE: NO.: P8267.02Y-	OF 2

DEDICATION CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY LAYOFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE PLAT HEREIN. THE RIGHT-OF-WAY IS HEREBY DEDICATED, FEE SIMPLE ABSOLUTE, AND IS TO BE OWNED AND MAINTAINED BY THE JURISDICTION IN WHICH IT LIES.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS "COMMERCIAL MINOR PLAT RSBR E. 300 S. ROAD", AN ADDITION TO BLUE RIVER TOWNSHIP, JOHNSON COUNTY, STATE OF INDIANA.

FRONT, SIDE AND REAR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE RIGHT-OF-WAY LINES OF THE STREET THERE SHALL BE ERRECTED OR MAINTAINED NO BUILDING OR STRUCTURE.

SEPTIC FIELD EASEMENTS ARE RESERVED AS SHOWN ON THE RECORDED PLAT. WITHIN THESE EASEMENTS, NO STRUCTURE, PLANTING OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY DAMAGE OR INTERFERE WITH THEIR OPERATION.

I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.

IN WITNESS WHEREOF, THE UNDERSIGNED, AS THE OWNER OF THE ABOVE-DESCRIBED REAL ESTATE, HAS HEREUNTO CAUSED HIS NAME TO BE SUBSCRIBED THIS ____ DAY OF ____, 2024.

BY: _____
S & R PROPERTY LLP
OWNER

STATE OF INDIANA)
COUNTY OF JOHNSON) SS:

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED S & R PROPERTY LLP, WHO ACKNOWLEDGE THE EXECUTION OF THIS INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED.

WITNESS MY SIGNATURE AND NOTARY SEAL THIS ____ DAY OF ____, 2024.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC
RESIDENT OF ____ COUNTY

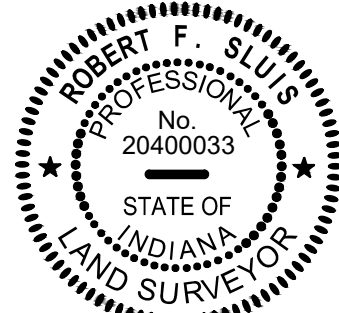
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT AND REPORT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION IN ACCORDANCE WITH IAC TITLE 865, ARTICLE 1, RULE 12 AND COMPLETED ON NOVEMBER 25, 2024; AND THAT ALL MONUMENTS OR MARKERS SHOWN DO EXIST AS DESCRIBED AND THEIR LOCATION, SIZE AND TYPE OF MATERIAL ARE ACCURATELY SHOWN.

DATED THIS ____ DAY OF ____, A.D., ____.

Robert F. Sluis
Professional Land Surveyor
No. 20400033

I, affirm under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in the Document Unless Required by Law.



BENCHMARKS

BM 500
MAG SPIKE IN POWER POLE NORTH SIDE OF
300 S ROAD AT NORTHEAST CORNER OF SITE.
ELEV. 715.73

BM 501
MAG SPIKE IN POWER POLE WEST SIDE OF
SITE SECOND POWER POLE SOUTH.
ELEV. 710.41

X = 231980.8502
Y = 1524405.8653
BASIS OF COORDINATES
INDIANA STATE PLANE EAST ZONE

OWNER:
MAXWELL LANDRY
PIN: 41-12-05-022-004.000-004
ZONED RESIDENTIAL



PERU MORRIS
OTTAWA MENDOTA
ILLINOIS



CHAMLIN & ASSOCIATES, INC. © 2024
Drawing Name: R:\USERS\B\p8267.02 - RSBR E. 300 S. ROAD-2.dwg Last Modified: Thursday, May 1, 2025 9:21:00 AM by Kurt Decker



PERU MORRIS
OTTAWA MENDOTA
ILLINOIS

CHAMLIN & ASSOCIATES 218 W. LAFAYETTE ST. OTTAWA, ILLINOIS 61350 815-434-7225

DRAWN BY: KED/MWS	REVISIONS			
	LEVEL	BY	DATE	DESCRIPTION
CHECKED BY: RFS				
DATE: 11/2024				

PRIMARY
PLAT

CURRENT AS OF: 05/01/2025	
SCALE: AS NOTED	SHEET 2
FILE NO.: P8267.02Y-	OF 2