

JOHNSON COUNTY DRAINAGE BOARD
MINUTES
July 3, 2018

The Johnson County Drainage Board met Tuesday July 3, 2018 @ 6:00 p.m. in the Auditorium of the Courthouse Annex.

Members present : Rick Chase, Kevin Walls (Commissioner) Bob Etter.
Bob Weaver

Others present : Attorney Roger Young, Surveyor Gregg Cantwell, Recording Secretary Connie Reynolds

Rick Chase called the meeting to order.

Minutes:

Mr Walls motioned to approve the minutes from the June 5, 2018 Meeting as mailed. Mr. Weaver seconded the motion.

**DR- 3375-18 GREENWOOD MEMORY CARE
COMMERCIAL – PRELIMINARY – FINAL**

Mr. Arron Hurt of CEC INC presented the petition. Mr.Hurt stated Elippsis real estate is developing Memory Care Facillity .Mr.Hurt stated all information has been reviwed. Center Grove Church contacted the petitioner to make out an easement agreement which would benefit in future if needed to add on to the church.

Mr.Hurt stated an easement agreement has been signed by both parties but have not been recorded.

Roger Young stated there could be a problem if not reviewed by Board Attorney.

Allen K irk's letter stated a recommendation for approval with signed and recorded easements

Mr.Young stated the easement has the required language .

Allen Kirk Johnson County Planning & Zoning gave information by letter dated June 25, 2018.

Mr.Kirk stated in his letter the petitioner has provided plan for infrastructure improvements on 4.5 acres including construction of a 35, 000 sq ft building , parking lot and drainage improvements

The petitioner has an agreement with adjacent property owner (Center Grove Church) for offsite detention. The drainage design includes not only detention for the site of 4.5 acres, but detention for the existing Center Grove Church campus including future expansion , the total area for design is 12.7 acres.

The petitioner has provided a drainage easement for the offsite portion of the design.The easement has been reviewed by the Board Attorney and signed by the Petitioner and Center Grove Church.

The Board Attorney recommends the easement be recorded before approval is granted

The petitioner has received approval from the HOA of ElDorado Subdivision to outlet the detention pond into a creek located in drainage and utility easement on south propertyline of El Dorado.

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The petitioner has provided an Operation and Maintenance Manual for the drainage system after construction for the detention pond and outlet structure.

Mr.Kirk stated the 2 and 10 year predeveloped discharge rates have been established using the Subdivision Control Ordinance Rates, With the use of a storm sewer and dry detention pond

The 10 and 100 year post developed discharge rates have been established.

For the 12.7 acres the pre developed 2/ year post developed 10 year discharge rates and the pre developed 10 year /post developed 100 year discharge rates do meet the Subdivision Control Ordinance Requirements.

Requirements for Water Quality have been met.

Mr.Kirk stated the Subdivision Control Ordinance requirements for analyzing the effect of a 100 year event with storm pipe completely plugged and the emergency spillway has been relocated away from the dry detention pond's outlet structure. All storm structures meet the Subdivision Control Ordinance.

Motion to grant approval with condition of signed and recorded Easement and O& M Manual by Kevin Walls seconded by BoB Weaver. Motion carried by a vote of 4/0.

DR- 3376-18

**PAUL NESSES NEW BUILDING
EAST GRASSY CREEK OPEN DITCH - OUTLET**

**Paul Nesses
430 Oak Brook Lane
Greenwood IN**

Paul Nesses stated a request to outlet in to Grassy creek and encroach 30 ft into the easement.

Attorney Roger Young asked what is to be built in easement area.
Mr.Nesses stated his home.

Surveyor Gregg Cantwell stated this petition is to build part of his house and septic system in the 30ft easement.area.

Mr.Young stated , never has there been an approval for building a residence in easement area. The main issue is if any maintenance needs to be done on Legal Drain the structure might have to be demolished.

Mr.Nesses stated the area around his site is lower where any maintenance could be done in his opinion.

Discussion followed on location : Area could become an Urban Drain in near future

Rick Chase and other Board Members suggested that Mr.Nesses contact Maurer Surveying to review plans and reconfigure residence to not be in Easement area of Legal Drain.

The Drainage Board Members are not ruling on this petition.

Paul Nesses bridge over Grassy Creek was replaced without Drainage Board Approval
Mr.Nesses contacted DNR for and received approval
The Drainage Board supercedes DNR on Legal Drains.

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Mr.Chase stated if plans for new residence are not in easement there will be no need to come before the Board.

The other issue of the Bridge will need to be continued until the August 7, 2018 Meeting.

**Motion to grant continuance until August 7, 2018 by Kevin Walls
Seconded by Bob Weaver. Motion carried by a vote of 4/0.**

With no further business:

Motion to adjourn by Rick Chase seconded by unanimous vote

Respectfully submitted:

Rick Chase Chairman

Connie Reynolds Recording Secretary

