

Johnson County Plan Commission

April 26, 2021 Meeting Minutes

The Johnson County Advisory Plan Commission met on Monday, April 26, 2021 in the Johnson County Courthouse Annex Auditorium. The meeting was called to order at 6:03 PM by Chairman Nathan Bush.

I. ROLL CALL:

Present: Chad Bowman, Nathan Bush, Charlie Canary, Gregg Cantwell, Chris Kinnett, Jonathan Myers (Alternate), John Schilling, Attorney Jeremy Fisk (Legal Counsel - not voting), Michele Hansard (Director – not voting) and Angela Olson (Recording Secretary – not voting).

Absent: Pete Ketchum, Pat Vercauteren and Ron West

II. APPROVAL OF MEETING MINUTES:

Chairman Nathan Bush called for a motion to approve the March 22, 2021 Plan Commission meeting minutes.

Motion: Approval of March 22, 2021 Plan Commission meeting minutes. **Moved** by Charlie Canary. **Seconded** by Chris Kinnett. **Yes:** Bowman, Bush, Canary, Cantwell, Kinnett, Myers and Schilling. **No:** None. **Motion approved 7-0.**

III. PUBLIC HEARINGS:

M-2-21; Andrew Thompson – Minor Plat Request. 3529 N. 200 W.

Staff presented findings and facts to the board and recommended approval subject to satisfaction of all amendments requested by the Technical Review Committee and checkpoint agencies.

Surveyor Jeff Knarr with Project Plus (1257 Airport Pkwy., Ste. A, Greenwood 46143) on behalf of Petitioner was present to speak and address concerns.

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

- Q. Board member Charlie Canary asked staff if it was common for the Tech Review Committee to ask for a list of items to be completed by Petitioner(s)? If so, what happens?
 - A. Yes, staff described the procedures and steps that would need to be taken by the Petitioner(s).

- Q. Board member Nathan Bush inquired as to what the purposed four (4) acre tract one (1) was to the Northwest side?
A. They acquired four (4) acres to add to their property.
- Q. Board member Nathan Bush asked from the original parcel size they had the right to do a certain number of two (2) acre lots without requesting a waiver?
A. With a Minor Subdivision the minimum size allowed for any residential lot is two (2) acres and there isn't a maximum. The property owner must abide by the depth to width ratio where the lot can't be two (2) times longer than it is wide.
- Q. Board member John Schilling inquired as to whether or not there was a drainage easement between the existing small property and that of the twenty-three (23)/twenty-one (21)? If so, does lot four (4) have to maintain the easement?
A. Yes, the twenty (20) foot drainage easement is part of the subdivision requirements. It doesn't necessarily have to have drainage improvements or utilities, just an ordinance requirement that the boundaries have a twenty (20) foot drainage and utility easement.
- Q. Board member Nathan Bush inquired as to the purpose of this request whether it be for family or investment?
A. Family.
- Q. Board member Nathan Bush asked if the family was retaining ownership of the current residence?
A. Yes.
- Q. Board member Chad Bowman asked staff if the only additional requirement that they wanted to see was approval from the Health Department?
A. Yes.

Motion: To approve M-2-21 to approve the Scott Thompson Minor Residential Subdivision with four (4) lots subject to satisfaction of all amendments requested by the Technical Review Committee and checkpoint agencies, Health Department approval and Petitioner's Findings of Fact. **Moved** by Chris Kinnett. **Seconded** by Chad Bowman. **Yes:** Bowman, Bush, Canary, Cantwell, Kinnett, Myers and Schilling. **No:** None. **Motion approved 7-0.**

IV. NEW BUSINESS:

Discussion of Solar Panel Farms and Wind Power Ordinance and HB 1381

Preliminary discussion took place amongst staff, board members and Commissioner Kevin Walls about a future ordinance for Solar Panel Farms and Wind Power Ordinance.

Board members directed staff to draft an ordinance for review and approval to be completed by the end of June. The board may need to call a special meeting in June in order to approve the ordinance and have it to the Commissioners in order to meet the July 1, 2021 deadline.

V. ADJOURNMENT:

Chairman Nathan Bush called for a motion to adjourn the meeting at 7:36 PM.


Motion: Adjourn the meeting. **Moved** by Charlie Canary. **Seconded** by Gregg Cantwell. **Yes:** Bowman, Bush, Canary, Cantwell, Kinnett, Myers and Schilling. **No:** None. **Motion approved 7-0.**

Approved on: May 24, 2021

By:


Nathan Bush, Chairman

Attested By:


Pat Vercauteren, Secretary