

Johnson County Plan Commission

December 28, 2020 Meeting Minutes

The Johnson County Advisory Plan Commission met on Monday, December 28, 2020 in the Johnson County Courthouse Annex Auditorium. The meeting was called to order at 6:00 PM by Chairman Dan Cartwright.

I. ROLL CALL:

Present: Chad Bowman, Nathan Bush, Charlie Canary, Dan Cartwright, Pete Ketchum, John Schilling, Ron West, Attorney Jeremy Fisk (Legal Counsel - not voting), David Hittle (Director – not voting), Michele Hansard (Senior Planner – not voting) and Angela Olson (Recording Secretary – not voting).

Absent: Gregg Cantwell, Pat Vercauteren and Jonathan Myers (Alternate)

II. APPROVAL OF MEETING MINUTES:

Chairman Dan Cartwright called for a motion to approve the November 23, 2020 Plan Commission meeting minutes.

Motion: Approval of November 23, 2020 Plan Commission meeting minutes. **Moved** by John Schilling. **Seconded** by Ron West. **Yes:** Bowman, Bush, Canary, Cartwright, Ketchum, Schilling and West. **No:** None. **Motion approved 7-0.**

III. PUBLIC HEARINGS:

Z-2-20; Benham & Edwards, LLC – Rezoning Request.
Northeast corner of 100 E. & 300 S.

Staff advised the board that the Petitioner has requested a continuance of this matter to the January 25, 2021 meeting.

W-11-20; Ryan Wampler – Waiver Request. 5326 Travis Rd.

Staff advised the board that the Petitioner has withdrawn this request.

M-5-20; Ryan Wampler – Minor Plat Request. 5326 Travis Rd.

Staff advised the board that the Petitioner has withdrawn this request.

W-16-20; Matthew Rogers – Waiver Request. 6551 W. Horseshoe Rd.

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

Petitioner Matthew Rogers (429 E. 375 S., Franklin 46131) 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 Ron West inquired as to why the property line was the contour of the stream instead of the center of the stream?
A. The surveyor chose the contour instead of the center. It varies from surveyor to surveyor whether the contour or the center is chosen as the property line.
- Q. Board member Ron West asked why on the Petitioner's Findings of Fact it states 17.73 acres on one (1) parcel and 5 acres on the other parcel?
A. Originally the Petitioner had requested 17.73 acres on one (1) parcel and 5 acres on the other parcel. Upon reviewing the waiver request staff encouraged the Petitioner to make the 7.5 acre amendment.
- Q. Board member Ron West inquired as to what the anticipated structures were for the 15.23 acre parcel?
A. Petitioner has future plans to build a residence and an accessory structure with an in-law quarters.
- Q. Board member Dan Cartwright inquired as to whether or not the creek carried much water?
A. No.
- Board members Charlie Canary and Dan Cartwright expressed their concerns with the property line being chosen as the contour versus the center of the stream due to drainage and easement matters.

Motion: To approve W-16-20 to provide for a two (2) lot Roadside Subdivision where one (1) lot will be 7.5 acres and Petitioner's Amended Findings of Fact. **Moved** by Chad Bowman.

Seconded by Charlie Canary. **Yes:** Bowman, Bush, Canary, Cartwright, Ketchum, Schilling and West. **No:** None. **Motion approved 7-0.**

W-17-20; Brendon Coghil – Waiver Request. 7580 W. 75 N.

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

Petitioner Brendon Coghil (7580 W. 75 N., Bargersville 46106) 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 Dan Cartwright inquired as to what the road frontage was for the smaller parcel?
A. 236 feet.
- Q. Board member Dan Cartwright asked if the barn or garage meet the setback requirement from the property line on the parcel number two (2)?
A. Yes, fourteen (14) feet.
- Q. Board member Dan Cartwright asked if the Petitioner currently resided at this property?
A. Yes, with in-laws.

Motion: To approve W-17-20 to provide for a two (2) lot Roadside Subdivision where one (1) lot will be 2.72 acres and Petitioner's Findings of Fact. **Moved** by Ron West. **Seconded** by Chad Bowman. **Yes:** Bowman, Bush, Canary, Cartwright, Ketchum, Schilling and West. **No:** None. **Motion approved 7-0.**

W-18-20; Virginia Byrd – Waiver Request. 4177 Billingsly Rd.

Staff advised the board that the Petitioner has withdrawn this request.

IV. NEW BUSINESS:

Approval of 2021 Plan Commission Meeting Calendar
Approval of 2021 Technical Review Committee Meeting Calendar
Approval of 2021 Hearing Officer Meeting Calendar

Motion: To approve the 2021 Plan Commission, Technical Review Committee and Hearing Officer meeting calendars. **Moved** by Charlie Canary. **Seconded** by Ron West. **Yes:** Bowman, Bush, Canary, Cartwright, Ketchum, Schilling and West. **No:** None. **Motion approved 7-0.**

Proposed Impact Fee Ordinance (for public hearing)

Chairman Dan Cartwright advised that this matter would not be presented at this time.

V. ADJOURNMENT:

Chairman Dan Cartwright called for a motion to adjourn the meeting at 6:27 PM.

Motion: Adjourn the meeting. **Moved** by Charlie Canary. **Seconded** by Ron West. **Yes:** Bowman, Bush, Canary, Cartwright, Ketchum, Schilling and West. **No:** None. **Motion approved 7-0.**

Approved on: January 25, 2021

By:



Dan Cartwright, Chairman

Attested By:



Pat Vercauteren, Secretary