

Johnson County Plan Commission

February 24, 2020 Meeting Minutes

The Johnson County Advisory Plan Commission met on Monday, February 24, 2020 in the Johnson County Courthouse Annex Auditorium. The meeting was called to order at 6:01 PM by Chair Dan Cartwright.

I. ROLL CALL:

Present: Chad Bowman, Charlie Canary, Gregg Cantwell, Dan Cartwright, Sarah Hanson, Pete Ketchum, John Schilling, Pat Vercauteren, Ron West, Attorney Stephen Watson (Legal Counsel - not voting), David Hittle (Director – not voting), Michele Hansard (Senior Planner – not voting) and Angela Olson (Recording Secretary – not voting).

Absent: Jonathan Myers (Alternate)

II. APPROVAL OF MEETING MINUTES:

Chair Cartwright called for a motion to approve the January 27, 2020 Plan Commission meeting minutes with the name correction of Charlie Canary on page three (3).

Motion: Approval of January 27, 2020 Plan Commission meeting minutes. **Moved** by Pat Vercauteren. **Seconded** by John Schilling. **Yes:** Bowman, Canary, Cantwell, Cartwright, Hanson, Ketchum, Schilling, Vercauteren and West. **No:** None. **Motion approved 9-0.**

III. PUBLIC HEARINGS:

W-2-20; Gerald Davenport – Waiver Request. 6447 W. 425 S.

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

Surveyor Brad Ott with Main Street Consulting Co. (675 N. Main St., Franklin 46131) was present to speak and address concerns on behalf of the Petitioner.

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

- Q. Board member Gregg Cantwell inquired as to whether or not Petitioner would consider a one-hundred foot (100') easement for drainage in case in the future there would need to be a perimeter drain installed?

A. Yes.

Motion: To approve W-2-20 to allow for a 2.7 acre lot in a two (2) lot Roadside Subdivision and Petitioner's Findings of Facts. **Moved** by Chad Bowman. **Seconded** by Gregg Cantwell. **Yes:** Bowman, Canary, Cantwell, Cartwright, Hanson, Ketchum, Schilling, Vercauteren and West. **No:** None. **Motion approved 9-0.**

P-1-20; D.R. Horton – Indiana, LLC dba Westport Homes – Preliminary Plat for Meadows of Belleview Request. 90 acres northeast of the intersection of Mullinix and Olive Branch Roads

Staff presented findings and facts to the board and recommended approval of this request with the following condition:

Prior to submittal of construction plans, an easement or dedication right-of-way shall be provided along Mullinix Road to allow for installation of a passing blister, at the direction and discretion of the Johnson County Highway Department.

Developer Chris McKinney with D.R. Horton – Indiana, LLC dba Westport Homes (9210 N. Meridian St., Indianapolis 46260) was present to speak and address concerns on behalf of the Petitioner.

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

- Q. Board member Dan Cartwright inquired if not only would there be a sidewalk along Olive Branch but also along Mullinix Road?
A. Yes.
- Q. Board member Dan Cartwright inquired if the passing blister located across from the church entrance would be used as an acceleration and deceleration lane?
A. Yes.
- Q. Board member Charlie Canary asked if staff was considering the whole 90 acres when figuring the density?
A. Yes.
- Q. Board member Charlie Canary asked if the passing blister off Mullinix Rd. would be on the development side or if the developer would have to obtain property along the otherside?
A. They will have to obtain property for the blister from the property owner along the west side.
- Q. Board member Ron West inquired as to where the out fall for the retention pond would drain to?

- A. The pond will drain to Riley Meadows and to Honey Creek (east and north).
- Q. Board member Ron West asked if there would be standard Homeowner Association/Covenants requirements?
A. Yes.
- Q. Board member Dan Cartwright inquired as to whether or not there would be privacy fences in this neighborhood?
A. Yes.
- Q. Board member Dan Cartwright asked the developer what the lot sizes were for their Pleasant Valley Subdivision?
A. Unknown.
- Q. Board member Dan Cartwright asked what the proposed lot sizes would be for Meadows of Belleview?
A. Sixty-eight feet to seventy-eight feet (68'-78').
- Q. Board member Dan Cartwright asked the developer to clarify whether or not the common area would be public or private?
A. This will be a passive area and the developer does not want to restrict the Homeowners Association determination on what that area will be used for.
- Q. Board member Dan Cartwright inquired as to whether or not the Homeowners Association would be responsible in managing the common area?
A. Yes.
- Q. Board member Ron West asked if there would be Homeowner Association Fees for maintenance of all of the properties?
A. Yes.
- Q. Board member Dan Cartwright asked if the illustrated line between common area one (1) and the passive area in the northwest corner showed what was passive and what was not?
A. No, it is all passive area. The line is there to lineate the one-hundred foot (100') transition easement from the Indianapolis Power and Light Company and the right-of-way.
- Q. Board member John Schilling asked for clarification that there would be a mowing contractor for all of the building lots and common areas?

A. The mowing contract will be only for the frontage, amenities and common areas of the subdivision.

- Board member Ron West made a suggestion that this matter be tabled for thirty (30) days to allow the developer time to conduct a meeting with the surrounding residences to discuss concerns and work on compromises. Mr. West volunteered to facilitate this meeting.

Remonstrator John Soltau (2348 Deerfield Ct., Greenwood 46143) was present to express his concerns regarding traffic and building standards.

Remonstrator Chris Jones (6384 Deerfield Dr., Greenwood 46143) was present to express his concerns regarding land use and nature of the area.

Remonstrator Toby Winiger (2215 Deerwood Pkwy., Greenwood 46143) was present to express his concerns regarding covenants restrictions and unit/greenspace due to the flood zone.

Remonstrator Matt Fox (6108 Deercross Pl., Greenwood 46143) was present to express his concerns regarding building standards and covenant restrictions.

Remonstrator Natalie Fox (6108 Deercross Pl., Greenwood 46143) was present to express her concerns regarding traffic, safety, density, drainage and flooding.

Remonstrator Varnie Marshall (1748 Golden Field Dr., Greenwood 46143) was present to express his concerns regarding traffic, drainage, water pressure and safety.

Remonstrator Michael Lynn (5686 Darlene Dr., Greenwood 46143) was present to express his concerns regarding size of the lots, maintenance and traffic.

Remonstrator Michael Heineman (1845 Golden Field Dr., Greenwood 46143) was present to express his concerns regarding lot size, too many homes, flood plain and drainage.

Remonstrator Caleb Harbert (5703 W. Smith Valley Rd., Greenwood 46143) was present to express his concerns regarding water management and drainage.

Remonstrator Michelle Heineman (1845 Golden Field Dr., Greenwood 46143) was present to express her concerns regarding drainage, road maintenance, traffic and building standards.

Remonstrator Joy Pittman (1761 Golden Field Dr., Greenwood 46143) was present to express her concerns regarding drainage, traffic and safety.

Remonstrator John Pittman (1761 Golden Field Dr., Greenwood 46143) was present to express his concerns regarding building standards, covenant restrictions, density, traffic and drainage.

Remonstrator Tom Van Abelle (6277 Deercross Pl., Greenwood 46143) was present to express his concerns regarding drainage and density.

Remonstrator Terry Davidson (2893 Mullinix Rd., Greenwood 46143) was present to express his concerns regarding traffic.

Motion: To table this request until the next Plan Commission meeting on March 23, 2020 to allow for the developer and surrounding residences to discuss concerns and work on compromises, Petitioner shall re-notice for the public meeting and there will be no further continuance of this matter. **Moved** by Ron West. **Seconded** by Pat Vercauteren. **Yes:** Bowman, Canary, Cantwell, Cartwright, Hanson, Ketchum, Schilling, Vercauteren and West. **No:** None. **Motion approved 9-0.**

IV. OLD BUSINESS:

Dan Cartwright advised the board that a volunteer committee had been established to review the building and development standard areas of concern. This committee members are:

Kevin McGinnis
Toby Winiger
Dana Monson
R. Steve Miller
Dan Cartwright
David Hittle
Michele Hansard

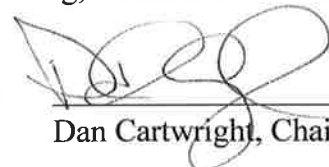
V. ADJOURNMENT:

Chair Cartwright called for a motion to adjourn the meeting at 7:30 PM.


Motion: Adjourn the meeting. **Moved** by Gregg Cantwell. **Seconded** by Pat Vercauteren. **Yes:** Bowman, Canary, Cantwell, Cartwright, Hanson, Ketchum, Schilling, Vercauteren and West. **No:** None. **Motion approved 9-0.**

Approved on: March 23, 2020

By:


Dan Cartwright, Chairman

Attested By:


Pat Vercauteren, Secretary