

Johnson County Plan Commission

January 27, 2020 Meeting Minutes

The Johnson County Advisory Plan Commission met on Monday, January 27, 2020 in the Johnson County Courthouse Annex Auditorium. The meeting was called to order at 6:04 PM by Attorney Stephen Watson.

I. ROLL CALL:

Present: Chad Bowman, Charlie Canary, Gregg Cantwell, Dan Cartwright, Sarah Hanson, Pete Ketchum, John Schilling, Pat Vercauteren, 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: Ron West and Jonathan Myers (Alternate)

II. ELECTION OF OFFICERS FOR 2020:

Motion: To appoint Dan Cartwright as Chairman for 2020. **Moved** by Pat Vercauteren.
Seconded by John Schilling. **Yes:** Bowman, Canary, Cantwell, Cartwright, Hanson, Ketchum, Schilling and Vercauteren. **No:** None. **Motion approved 8-0.**

Motion: To appoint Chad Bowman as Vice Chairman for 2020. **Moved** by John Schilling.
Seconded by Charlie Canary. **Yes:** Bowman, Canary, Cantwell, Cartwright, Hanson, Ketchum, Schilling and Vercauteren. **No:** None. **Motion approved 8-0.**

Motion: To renew Pat Vercauteren as Secretary for 2020. **Moved** by Charlie Canary.
Seconded by John Schilling. **Yes:** Bowman, Canary, Cantwell, Cartwright, Hanson, Ketchum, Schilling and Vercauteren. **No:** None. **Motion approved 8-0.**

Motion: To renew Angela Olson as Recording Secretary for 2020. **Moved** by Chad Bowman.
Seconded by Pat Vercauteren. **Yes:** Bowman, Canary, Cantwell, Cartwright, Hanson, Ketchum, Schilling and Vercauteren. **No:** None. **Motion approved 8-0.**

Motion: To appoint John Schilling as Tech Review representative for 2020. **Moved** by Dan Cartwright. **Seconded** by Pat Vercauteren. **Yes:** Bowman, Canary, Cantwell, Cartwright, Hanson, Ketchum, Schilling and Vercauteren. **No:** None. **Motion approved 8-0.**

Motion: To renew Pat Vercauteren as Hearing Officer for 2020. **Moved** by Chad Bowman. **Seconded** by John Schilling. **Yes:** Bowman, Canary, Cantwell, Cartwright, Hanson, Ketchum, Schilling and Vercauteren. **No:** None. **Motion approved 8-0.**

Motion: To renew Dan Cartwright as Board of Zoning Appeals representative for 2020. **Moved** by Charlie Canary. **Seconded** by Pat Vercauteren. **Yes:** Bowman, Canary, Cantwell, Cartwright, Hanson, Ketchum, Schilling and Vercauteren. **No:** None. **Motion approved 8-0.**

III. LEGAL COUNSEL CONTRACT:

Chair Cartwright advised the board members that Williams, Barrett and Wilkowski had presented their proposed legal counsel contract for the same amount for 2020 and called for a motion.

Motion: Approval of proposed legal counsel contract for 2020 with the change of the title of Board to Commission in Paragraph 1, Section C. **Moved** by Chad Bowman. **Seconded** by Pat Vercauteren. **Yes:** Bowman, Canary, Cantwell, Cartwright, Hanson, Ketchum, Schilling and Vercauteren. **No:** None. **Motion approved 8-0.**

IV. APPROVAL OF MEETING MINUTES:

Chair Cartwright called for a motion to approve the December 16, 2019 Plan Commission meeting minutes.

Motion: Approval of December 16, 2019 Plan Commission meeting minutes. **Moved** by Pat Vercauteren. **Seconded** by John Schilling. **Yes:** Bowman, Canary, Cantwell, Cartwright, Hanson, Ketchum, Schilling and Vercauteren. **No:** None. **Motion approved 8-0.**

V. PUBLIC HEARINGS:

W-1-20; Dominic Cooper – Waiver Request. 6648 E. St. Rd. 44

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

Surveyor Paul Maurer with Maurer Surveying, Inc. (4800 W. Smith Valley Rd., Ste. P, Greenwood 46142) was present to speak and address concerns. Mr. Maurer informed the board members that Mr. Cooper works for a company that conducts business frequently out of the country and is presently in France and therefore could not attend tonight's meeting.

Real Estate Agent Jobea Trefny (757 E. 50 N., Franklin 46131) was present to speak in support of the waiver request. Ms. Trefny advised the board that Mr. Cooper was having difficulty selling the property and was currently off the market due to the fact that buyers were wanting to purchase less acreage than was being listed.

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

- Q. Board member Chad Bowman inquired as to whether or not the parent track was the only track that Mr. Cooper owns in the area?
A. Yes.
- Q. Board member Dan Cartwright asked Ms. Trefny if she was the current listing agent?
A. Yes.
- Q. Board member Chad Bowman asked Ms. Trefny if it was her opinion that the ten (10) acres would not sell at all as ten (10) acres?
A. Yes.
- Q. Board member Dan Cartwright inquired as to whether or not anyone had contacted the State of Indiana to determine if driveways would be permitted off State Road 44?
A. No.
- Q. Board member Chad Canary asked if the standard roadside frontage requirements would be required? Further, were there be any rise in the road viewing concerns.
A. Yes, the standard roadside frontage requirements would be applicable. No, there are no rise in the road viewing concerns.
- Q. Board member Chad Bowman inquired as to whether or not each lot would have its own driveway or would all of the lots share one (1) driveway?
A. Unknown.

Remonstrator David Brown (7622 W. Shelby St. Rd. 44, Franklin 46131) was present to express opposition of the property division and his concerns regarding additional drainage and driveways in the area.

Remonstrator Aaron Pietras (6825 E. 100 N., Franklin 46131) was present to express his drainage concerns.

Motion: To approve W-1-20 to provide for a three (3) lot Roadside Subdivision where the parent tract is 9.75 acres and Petitioner's Findings of Facts. **Moved** by Pat Vercauteren. **Seconded** by John Schilling. **Yes:** Canary, Cartwright, Hanson, Ketchum, Schilling and Vercauteren. **No:** Bowman and Cantwell. **Motion approved 6-2.**

VI. NEW BUSINESS:

Dan Cartwright proposed that the board make a recommendation that a volunteer committee be established to review the building and development standard areas of concern. This committee shall be brought to the board for approval at the February 24, 2020 meeting. Chairman Cartwright called for approval from the board on this recommendation. All members of the board in attendance approved.

David Hittle advised the board members of the current State legislation that was being proposed.

VII. ADJOURNMENT:

Chair Cartwright called for a motion to adjourn the meeting at 6:56 PM.

Motion: Adjourn the meeting. **Moved** by Pat Vercauteren. **Seconded** by John Schilling. **Yes:** Bowman, Canary, Cantwell, Cartwright, Hanson, Ketchum, Schilling and Vercauteren. **No:** None. **Motion approved 8-0.**

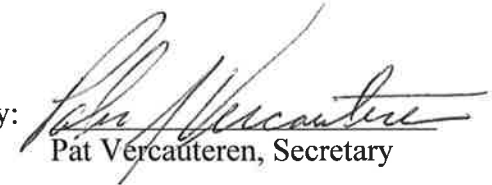
Approved on: February 24, 2020

By:



Dan Cartwright, Chairman

Attested By:



Pat Vercauteren, Secretary