

## **Johnson County Plan Commission**

### **October 25, 2021 Meeting Minutes**

The Johnson County Advisory Plan Commission met on Monday, October 25, 2021 in the Johnson County Courthouse Annex Auditorium. The meeting was called to order at 6:00 PM by Chairman Nathan Bush.

#### **I. ROLL CALL:**

**Present:** Chad Bowman, Nathan Bush, Charlie Canary, Gregg Cantwell, Pete Ketchum, Chris Kinnett, Stoney Vann, Pat Vercauteren, Ron West, Attorney Stephen Watson (Legal Counsel - not voting), Michele Hansard (Director – not voting), Rachael Schaefer (Senior Planner – not voting) and Angela Olson (Recording Secretary – not voting).

**Absent:** Jonathan Myers (Alternate)

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#### **II. APPROVAL OF MEETING MINUTES:**

Chairman Nathan Bush called for a motion to approve the September 27, 2021 Plan Commission meeting minutes.

**Motion:** Approval of September 27, 2021 Plan Commission meeting minutes. **Moved** by Ron West. **Seconded** by Chad Bowman. **Yes:** Bowman, Bush, Canary, Cantwell, Ketchum, Kinnett, Vann, Vercauteren and West. **No:** None. **Motion approved 9-0.**

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#### **III. PUBLIC HEARINGS:**

**P-1-21; Deerfield Major Subdivision – Preliminary Plat Request.**  
**35.247 acres behind 1247 S. Runyon Rd.**

Staff advised the board members that this matter has been continued to the November 22, 2021 meeting.

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**M-4-21; Greg Leugers and Robert Speas – Minor Plat Request.**  
**Cloverdale East Minor approximately 100 E. 100 S.**

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 Andrew Barkocy with Maurer Surveying, Inc. (4800 W. Smith Valley Rd., Ste. O, Greenwood 46142) and Petitioner Greg Leugers (26 E. Jefferson St., Franklin 46131) were 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 Nathan Bush inquired as to what the Health Department would need?  
A. Soil tests. Every residence needs to have a perimeter drain. After the crops have been harvested they will do testing and figure out where the farm field tile is or needs to be.
- Q. Board member Charlie Canary asked if the four (4) lots was the whole property?  
A. Yes, an existing eleven (11) acres.
- Q. Board member Charlie Canary asked if anyone knew what the future plans are for the City of Franklin sewer?  
A. Unknown.
- Q. Board member Charlie Canary inquired as to whether or not these lots will be hooking into the existing field tile?  
A. Unknown, depends on what it looks like when they look at it with the Health Department after the crops have been harvested.

Remonstrator Debbie Downton (1114 S. Centerline Rd., Franklin 46131) was present to express her concerns regarding additional growth, quality of residence(s), property values and drainage.

Remonstrator Scott Henderson (1900 W. 100 N., Franklin 46131) was present to express his concerns regarding government water way and drainage.

Remonstrator Kelly Henderson (1900 W. 100 N., Franklin 46131) was present to express her concerns regarding city buffer zoning and drainage.

Remonstrator Mark Henderson (3711 W. Division Rd., Bargersville 46106) was present to express his concerns regarding drainage.

**Motion:** To approve M-4-21 for the Cloverdale East Minor Subdivision subject to satisfaction of all approvals from checkpoint agencies and staff's Findings of Fact. **Moved** by Pat Vercauteren. **Seconded** by Ron West. **Yes:** Bowman, Canary, Ketchum, Kinnett, Vercauteren and West. **No:** Bush, Cantwell and Vann. **Motion approved 6-3.**

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**M-5-21; Greg Leugers and Robert Speas – Minor Plat Request.  
Cloverdale West Minor approximately 100 E. 100 S. and 18 W. 100 S.**

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.

Petitioner Greg Leugers (26 E. Jefferson St., 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:

- Board member Chad Bowman pointed out to staff an incorrect drainage board date.
- Q. Board member Nathan Bush inquired as to the percentage of flood plain in the northern six (6) acres?  
  
A. Staff referred to the map in the staff report that demonstrated the flood plain area in the six (6) acres.
- Board member Ron West read the Drainage Board requirements.

Remonstrator Kelly Henderson (1900 W. 100 N., Franklin 46131) was present to express her concerns regarding drainage.

Remonstrator Mark Henderson (3711 W. Division Rd., Bargersville 46106) was present to express his concerns regarding drainage.

**Motion:** To approve M-5-21 for the Cloverdale West Minor Subdivision subject to satisfaction of all approvals from checkpoint agencies and staff's Findings of Fact. **Moved** by Ron West. **Seconded** by Pat Vercauteren. **Yes:** Bowman, Bush, Canary, Cantwell, Ketchum, Kinnett, Vann, Vercauteren and West. **No:** None. **Motion approved 9-0.**

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**W-11-21; Terry Johnson and David Brichler – Waiver Request. 4509 S. 800 W.**

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

Petitioner Greg Leugers (26 E. Jefferson St., 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 Charlie Canary inquired as to whether or not once this request was approved could the property ever be divided again?  
  
A. No, these tracts could not be but the remaining forty (40) acres still could be.
- Q. Board member Nathan Bush asked if the larger parcel was going to be kept as agricultural or would there be a residence?  
  
A. Agricultural. However, potentially there could be a residence in the future.

- Q. Board member Ron West inquired as to why Lot 1 was not made more rectangular and tied into Lot 2?  
  
A. The contour of the land dictated the best option for the division in order to achieve parcel for the residence and farmland.
- Q. Board member Chris Kinnett asked if all of these would require septic and if so would there be enough acreage on Lot 1?  
  
A. Yes on both accounts.
- Q. Board member Nathan Bush inquired from staff what are road frontage requirement was?  
  
A. 200 feet.
- Q. Board member Nathan Bush asked if they decided to split the fifty (50) acres into two (2) lots could they create a Roadside Subdivision?  
  
A. No because this will no longer be an original lot of record.

**Motion:** To approve W-11-21 to allow for a four (4) lot Roadside Subdivision with lot areas of 7.6, 6.46 and 6.42 and Petitioner's Findings of Fact. **Moved** by Gregg Cantwell. **Seconded** by Pat Vercauteren. **Yes:** Bush, Canary, Cantwell, Ketchum, Kinnett, Vann, Vercauteren and West. **No:** None. Chad Bowman recused himself from this matter. **Motion approved 8-0.**

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#### **IV. OLD BUSINESS:**

Board members and staff had a discussion on the purposed changes to the ordinances regarding recreational vehicles (RVs), Accessory Structure and Non-Permitted Uses.

Board members directed staff to final the ordinance changes for approval at the next meeting on November 22, 2021.

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**V. ADJOURNMENT:**

Chairman Nathan Bush called for a motion to adjourn the meeting at 7:35 PM.

**Motion:** Adjourn the meeting. **Moved** by Pat Vercauteren. **Seconded** by Ron West. **Yes:** Bowman, Bush, Canary, Cantwell, Ketchum, Kinnett, Vann, Vercauteren and West. **No:** None. **Motion approved 9-0.**

Approved on: November 22, 2021

By:

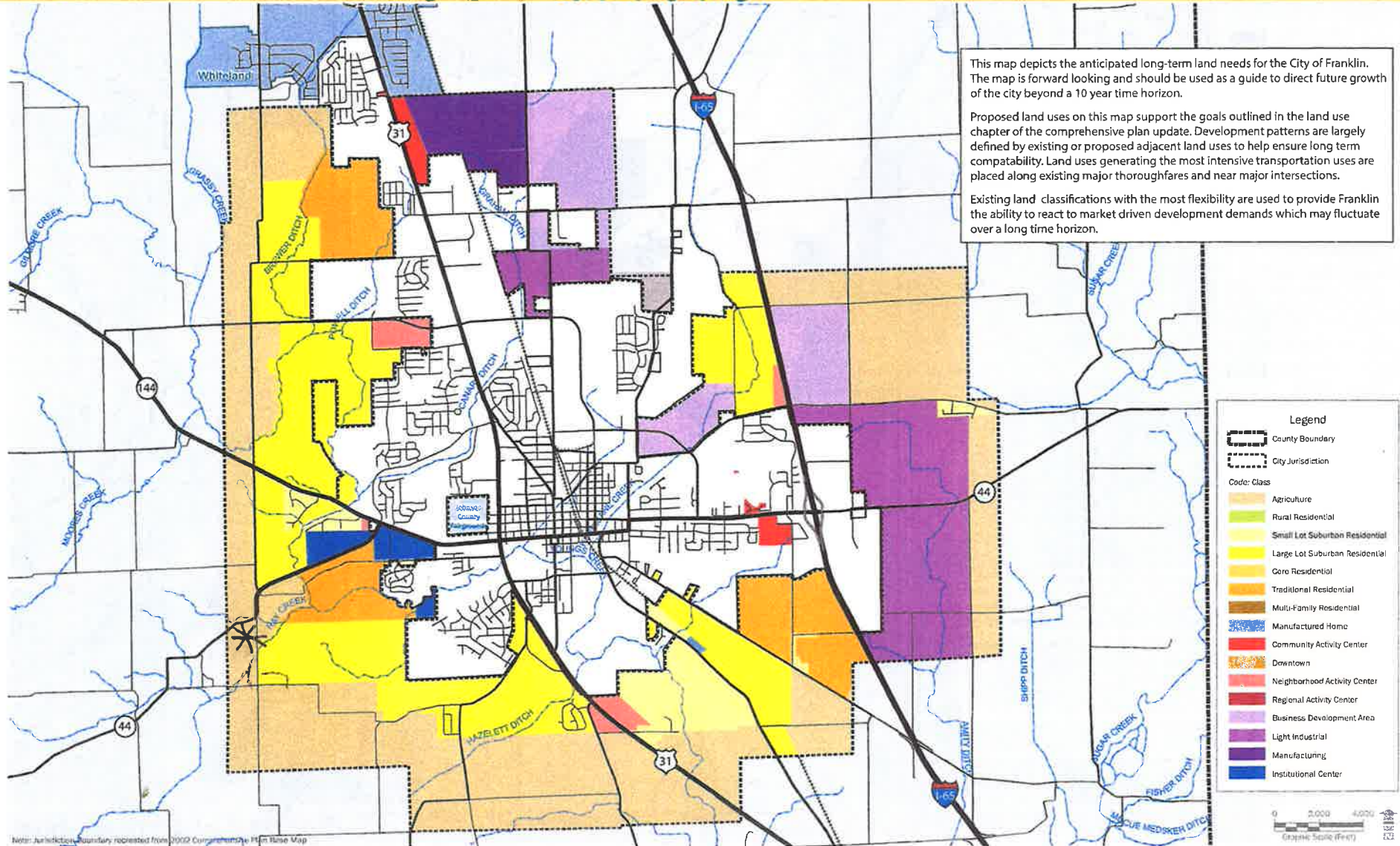
  
Nathan Bush, Chairman

Attested By:

  
Pat Vercauteren, Secretary

# Long-Term Land Needs Map

CAO March 2018



EXHIBIT

tabbles' m-4-21



# Franklin Natural Resources

