

# **Johnson County Board of Zoning Appeals**

## **December 28, 2021 Meeting Minutes**

The Johnson County Board of Zoning Appeals met on Tuesday, December 28, 2021 in the Johnson County Courthouse Annex Auditorium. The meeting was called to order at 7:03 PM by Chairman Chad Bowman.

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

**Present:** Chad Bowman, Chris Campbell, Charlie Canary, Paul Clodfelter (Alternate), James Kaylor, Attorney William Barrett (Legal Counsel – not voting), Michele Hansard (Director – not voting) and Angela Olson (Recording Secretary – not voting).

**Absent:** Steve Powell and Rachael Schaefer (Senior Planner – not voting)

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

Chairman Chad Bowman called for a motion to approve the November 23, 2021 Board of Zoning Appeals meeting minutes.

**Motion:** Approval of November 23, 2021 Board of Zoning Appeals meeting minutes. **Moved** by Chris Campbell. **Seconded** by Charlie Canary. **Yes:** Bowman, Campbell, Canary, Clodfelter and Kaylor. **No:** None. **Motion approved 5-0.**

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

**SP-3-21; Scott Mattingly – Special Exception request.**  
**71 acres Northeast of 6826 W. Division Rd.**

Staff presented findings and facts to the board and recommended approval of this request subject to substantial compliance with the Plan of Operation and site plan submitted with this petition.

Petitioner Scott Mattingly (8615 New Harmony Rd., Martinsville 46151) was present to speak and address concerns.

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

- Q. Board member James Kaylor inquired whether or not the Petitioner would have to return to the board in the future should he decide to add lights to the airstrip?  
A. No, the lights are within the proposed Plan of Operation for this petition.

- Q. Board member Chris Campbell inquired as to what are pilot controlled lights?  
A. Lights that a pilot can turn on or off from the airplane if needed.
- Q. Board member Charlie Canary asked for confirmation on what was considered light aircraft?  
A. Two (2) seater airplane.
- Q. Board member Paul Clodfelter inquired as to approximately how many small aircrafts could fit into an 80x100 building?  
A. Ten (10).
- Q. Board member Chris Campbell asked what would prevent a person from having an airplane club?  
A. None, as long as it is private use.

Remonstrator Samuel Strouse (6767 Travis Rd., Greenwood 46143) was present to express his concerns regarding amount or abundance of usage.

**Motion:** To approve SP-3-21 to allow for the continued operation of a private airstrip in the A-1 Zoning District, Petitioner's Plan of Operation shall only allow daytime use with a requirement to see Board of Zoning Appeals permission to install runway marker lights for nighttime use and Petitioner's Findings of Fact. **Moved** by Chad Bowman. **Seconded** by Chris Campbell. **Yes:** Bowman, Campbell, Canary, Clodfelter and Kaylor. **No:** None. **Motion approved 5-0.**

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**V-14-21; Wilma Cross – Variance of Development Standards request.  
10 acres North of 8409 S. 700 W.**

Staff presented findings and facts to the board and remains impartial on this variance.

Petitioner Wilma Cross (908 E. Epler Ave., Indianapolis 46227) was present to speak and address concerns.

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

- Q. Board member Chris Campbell inquired as to whether or not this building would be inspected for code compliance once a building permit is issued?  
A. Yes and a Certificate of Compliance (certificate holding the Petitioner responsible for anything that does not meet code) would have to be signed by the Petitioner for anything that could not be inspected.
- Q. Board member James Kaylor asked if a motion was needed requiring the Petitioner to have inspections?  
A. No.

**Motion:** To approve V-14-21 to legally establish a single family dwelling with 675 square feet of living space in the A-1 Zoning District and Petitioner's Findings of Fact. **Moved** by Paul Clodfelter. **Seconded** by James Kaylor. **Yes:** Bowman, Campbell, Canary, Clodfelter and Kaylor. **No:** None. **Motion approved 5-0.**

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#### **IV. ADJOURNMENT:**

Chairman Chad Bowman called for a motion to adjourn the meeting at 7:34 PM.


**Motion:** Adjourn the meeting. **Moved** by Chad Bowman. **Seconded** by Charlie Canary. **Yes:** Bowman, Campbell, Canary, Clodfelter and Kaylor. **No:** None. **Motion approved 5-0.**

Approved on: January 25, 2022

By:

  
Chad Bowman, Chairman

Attested By:

  
Steve Powell, Secretary